

STATE OF ILLINOIS)
) ss
COUNTY OF LEE)

TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION)

PETITION No. 25-P-1641

OF)

Petitioner's Name: Clay & Elizabeth Partington)
Petitioner's Address: 685 Partridge Pl.)
 Dixon, IL 61021)

RECEIVED

MAR 20 2025

PETITION FOR SPECIAL USE

The Petitioners, Clay Partington and Elizabeth Partington, states as follows:

BY: ah

1. The Petitioners owns real estate identified as PIN 18-08-07-151-002 and legally described as: See attached, "Exhibit A."
2. The parcel is commonly known as 601 Rock Island Rd., Dixon, Illinois.
3. This property is located on the east side of Rock Island Road, approximately 450 feet north of Bloody Gulch Road in unincorporated Lee County, Illinois, and is in the Township of South Dixon.
4. The property is presently zoned as: I-1, Planned Industrial District.
5. The Petitioner desires a Special Use Permit for the purpose of miniwarehouse.

NULLIFY SPECIAL USES: In any case where a special use has not been established (substantially under way) within one year from date of granting thereof, then, without further action by the County Board, the special use or authorization thereof shall be null and void, unless in the opinion of the Lee County Zoning Administrator, circumstances beyond the control of the permittee indicate that establishment of the use has been impossible.

Date: March 20th, 2025

BY: Clay Partington
Clay Partington, for Petitioners

ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD:

Date: Thursday, May 1, 2025, at 7:00 p.m.

**Old Lee County Courthouse
112 East Second Street, Dixon, Illinois 61021
3rd floor, Boardroom**

Exhibit A
LEGAL DESCRIPTION

A part of the Southwest Quarter (1/4) of the Fractional Northwest Quarter (1/4) of Section 7, Township 21 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois, more particularly described as follows: Commencing at the Southwest corner of said Southwest Quarter (1/4); thence North 89 degrees 17 minutes 34 seconds East (assumed bearings), along the South line of said Southwest Quarter (1/4), a distance of 366.79 feet; thence North 00 degrees 10 minutes 02 seconds East, a distance of 368.44 feet to an iron rod at the true Point of Beginning of the tract herein described as follows: thence North 00 degrees 10 minutes 02 seconds East, a distance of 269.15 feet to an iron rod; thence North 82 degrees 37 minutes 00 seconds West, a distance of 369.27 feet to the West line of the said Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence South 00 degrees 12 minutes 02 seconds West, along said West line, a distance of 258.70 feet; thence South 81 degrees 01 minutes 01 seconds East, a distance of 370.87 feet to the Point of Beginning; situated in the County of Lee and State of Illinois.