

RESOLUTION NO. _____

WHEREAS, the Lee County Board desires to act upon Petition No. 24-P-1635 by Petitioner Jake Kastner. The parcel identification numbers are 07-02-34-300-022, 07-02-34-300-017, 07-02-34-300-035, and 07-02-34-300-018 and are situated in Dixon Township. The parcels are currently zoned R-2, Single Family Residential District and collectively total 52.16 acres in size. Petitioner is requesting to amend the zoning map from R-2, Single Family Residential District to Ag-1, Rural/Agricultural District for the purpose of raising and keeping personal chickens and forestry.

WHEREAS, the necessary public hearing was held before the Zoning Board of Appeals on the petition described and the Zoning Board of Appeals considered the Map Amendment Due Process Standards, a copy of which is attached hereto as Exhibit A, which resulted in a recommendation to approve from the Zoning Board of Appeals for said Petition.

NOW, THEREFORE, BE IT RESOLVED by the Lee County Board that Petition No. 24-P-1635 (Kastner) be (**approved/denied**) by the Lee County Board.

PASSED BY THE LEE COUNTY BOARD

THIS _____ DAY OF _____, 2025.

BY: _____
Lee County Board Chairman

ATTEST:

Lee County Clerk

Lee County Zoning Board of Appeals

Petitioner(s): Jake Kastner
Petition No.: 24-P-1635
PINs: 07-02-34-300-022; 07-02-34-300-017;
07-02-34-300-035; 07-02-34-300-018
Current Zoning: R-2, Single Family Residential
Requested Zoning: Ag-1, Rural/Agricultural District
Proposed Use: Personal chickens and forestry

10-2D-4: MAP AMENDMENT DUE PROCESS STANDARDS:

The board of appeals shall consider the following standards, and make findings thereon, when evaluating a map amendment:

1. The existing uses of nearby property.

- Agriculture
- Residential

Tim Crawford made a motion to accept this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 4-0.

2. The extent property values will be diminished by any zoning restrictions.

- Property values will not be diminished.

Tim Crawford made a motion to accept this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 4-0.

3. The extent to which the destruction of property values promotes the public health, safety and welfare.

- There will be no destruction of property values.

Luke Phalen made a motion to accept this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 4-0.

4. The gain to the public versus the hardship to the individual property owner.

- There will be no gain to the public and no hardship to property owner.

Tim Crawford made a motion to accept this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 4-0.

5. The suitability of the subject property for zoned purposes.

- Moving to Ag-1 from R-2 would be suitable for zoned purposes.

Luke Phalen made a motion to accept this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 4-0.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the subject property.

- The change of zoning will slow down future development when changed to Ag-1.

Tim Crawford made a motion to accept this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 4-0.

7. The compatibility of the present, and proposed, classification with the comprehensive plan.

- The change in zoning will be compatible with the comprehensive plan.

Luke Phalen made a motion to accept this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 4-0.

8. Whether there is a public need in the neighborhood for the proposed use.

- Yes, there is a need for forestry.

Luke Phalen made a motion to accept this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 4-0.

Recommendation to the County Board:

Approve

Deny

Luke Phalen made a motion to approve, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 4-0.

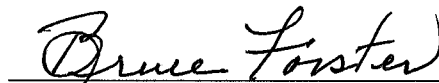
Ayes: 4

Nays: 0

Abstain: 0

Respectfully submitted,

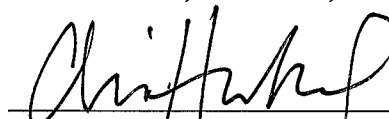
Dated: 7 Feb 2025



Bruce Forster, Chairman, Lee County Zoning Board of Appeals

Attest:

Dated: 2/7/25



Alice Henkel, Lee County Planning & Zoning Administrator