

**Lee County Board
Dixon, Illinois**

RESOLUTION NO. _____

**A RESOLUTION GRANTING A SPECIAL USE PERMIT FOR THE
PURPOSE OF CONSTRUCTION AND FARM
EQUIPMENT/MACHINERY SALES & SERVICE**

(Rod)

WHEREAS, a Petition for the granting of a Special Use Permit for the purpose of Construction and Farm Equipment/Machinery Sales and Service, on real estate commonly known as 2506 Shaw Road, West Brooklyn, Illinois and legally described in Exhibit “A,” attached hereto and made a part hereof (hereinafter sometimes referred to as “Subject Realty”), has been filed with the Lee County Zoning Office as Petition No. 25-P-1637 (hereinafter referred to as “Petition”), by Kevin J. and Shelly L. Rod (hereinafter referred to as “Petitioners”); and

WHEREAS, the Zoning Board of Appeals of Lee County (hereinafter referred to as “Zoning Board of Appeals”) held public hearings on said Petition on February 6, 2025, in accordance with the law; and

WHEREAS, proper Notice of the filing of the Petition and of the impending January 2, 2025 ZBA hearing was published in the Dixon Telegraph on January 17, 2025; and

WHEREAS, United States Postal Service Certified mailings of the same Notice were sent to real estate property owners whose properties would be adjacent to the proposed Project’s boundaries with such mailings being postmarked on January 16, 2025 and

WHEREAS, timely notice was posted at the main entrance of the Subject Realty, along Sterling Road, on January 16, 2025; and

WHEREAS, the Petitioner and Interested Parties were given the chance to present evidence, including witnesses and exhibits, cross-examine the witnesses of others, and to present a closing argument, statement, or public comments; and

WHEREAS, the Zoning Board of Appeals has made, and the County Board affirms, the Report & Findings of Fact and Recommendation, which is attached hereto as Exhibit “B” and made a part hereof; and

WHEREAS, the County Board of the County of Lee has received the recommendation of the Zoning Board of Appeals and has duly considered said recommendation; and

NOW, THEREFORE BE IT RESOLVED BY THE COUNTY BOARD OF THE COUNTY OF LEE, ILLINOIS, as follows:

SECTION 1. That the *Lee County Revised Zoning Ordinance*, as amended, and as set forth in the Zoning District Map as described therein and on file in the Office of the County Clerk, is hereby

amended by the granting of a Special Use Permit for the purpose of Construction and Farm Equipment/Machinery Sales and Service, on the Subject Realty. The aforesaid Special Use shall be conducted in accordance with the provisions of *Lee County Revised Zoning Ordinance*, as amended, subject to such variations, exceptions, and/or conditions as are hereinafter set forth.

Section 2. That the Subject Realty may be developed in accordance with the applicable Ordinance of the County, as are now in effect, except as specifically modified and/or varied below:

A. None.

SECTION 3. That the Petition for the granting of a Special Use Permit for the purpose of Construction and Farm Equipment/Machinery Sales and Service, as requested in Zoning Petition No. 25-P-1637 (Rod) be **(approved/denied)**, with the aforementioned modifications and/or variances, by the Lee County Board.

_____ **PASSES AND APPROVED** by the County Board of the County of Lee, Illinois, this _____ day of February, 2025.

_____ **FAILS AND DENIED** by the County Board of the County of Lee, Illinois, this _____ day of February, 2025.

AYES:	
NAYS:	
ABSENT:	
ABSTAIN:	
HOLDING OFFICE:	

BY: _____
Lee County Board Chairman

ATTEST:

BY: _____
Lee County Clerk

EXHIBIT A

Lot One (1) in Twin Creeks Subdivision according to the Plat thereof recorded in Book 9808 on Page 1046 in the Recorder's Office, situated in the County of Lee, in the State of Illinois.

PIN 05-17-05-100-007.

EXHIBIT B

Lee County Zoning Board of Appeals

Petitioner: Kevin and Shelly Rod

Petition Number: 25-P-1637

Current Zoning: Ag-1, Rural/Agricultural District

Township: Brooklyn

Request: Special Use Permit

Date: 2/6/2025

Purpose: Farm product processing, packaging and Distribution (Farmer's Market)

Finding of Fact

1) *Effect of the proposed use upon the character of the neighborhood.*

a. No change to the neighborhood.

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.

2) *Effect of the proposed use upon traffic conditions.*

a. No effect.

Craig Buhrow 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) *Effect of proposed use upon public utility facilities.*

a. No effect.

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.

4) *Effect of the proposed use upon public health, public safety, and/or general welfare.*

a. No change.

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.

5) *Effects of the proposed use upon the surrounding properties.*

a. No effect.

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) *Effects of the proposed use upon environmental concerns.*

a. No effect.

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.

***Recommendation to the Full Board:**

Approve

Deny

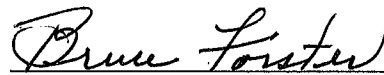
Craig Buhrow made a motion to approve the Petition, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 4-0.

Conditions:

No conditions were recommended.

Respectfully submitted,

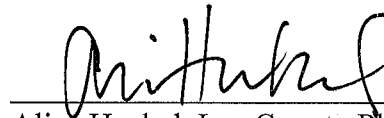
Dated: 7 Feb 2025



Bruce Forster, Chairman, Lee County Zoning Board of Appeals

Attest:

Dated: 2/7/2025



Alice Henkel, Lee County Planning & Zoning Administrator