

**Lee County Board
Dixon, Illinois**

RESOLUTION NO. _____

**A RESOLUTION GRANTING A SPECIAL USE PERMIT FOR THE
PURPOSE OF AUTO REPAIR – MINOR**

(Kessel)

WHEREAS, a Petition for the granting of a Special Use Permit to allow for the operation of the “Auto Repair – Minor” use classification, as defined by the *Lee County Revised Zoning Ordinance*, as amended, on real estate 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-1638 (hereinafter referred to as “Petition”), by Craig A. and Christine Kessel (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 March 6, 2025, in accordance with the law; and

WHEREAS, proper Notice of the filing of the Petition and of the impending March 6, 2025 ZBA hearing was published in the Dixon Telegraph on February 14, 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 February 13, 2025; and

WHEREAS, timely notice was posted at the main entrance of the Subject Realty, along Sterling Road, on February 14, 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 to allow for the operation of the “Auto Repair – Minor” use classification, as defined by the *Lee County Revised Zoning Ordinance*, as amended, 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:

1. Petitioners shall be limited to working on five (5) customer vehicles at one time. These vehicles will be allowed to remain onsite for a period of seven (7) days.
2. No vehicles shall be parked or stored in the public right-of-way.
3. No signs shall be placed on the property unless such signage is approved through the Lee County Zoning Office.
4. Storage of customer vehicles that are being worked on shall be in the designated location only: near the southwest corner of the property.
5. Petitioners shall not operate a junkyard or scrap processing facility from the Subject Realty.
6. Petitioners shall comply with the IL State Plumbing Code for auto repair shops.
7. Petitioners shall comply with, among other things, the hazardous materials section of the Lee County Code (Title 10, Chapter 15, Section 12).
8. Should the Subject Realty transfer ownership to anyone other than the Petitioners, the special use permit shall become null and void upon transfer to any new owner.

SECTION 3. That the Petition for the granting of a Special Use Permit to allow for the operation of the “Auto Repair – Minor” use classification, as defined by the *Lee County Revised Zoning Ordinance*, as amended, on the Subject Realty, as requested in Zoning Petition No. 25-P-1638 (Kessel) 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 March, 2025.

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

AYES:	
NAYS:	
ABSENT:	
ABSTAIN:	
HOLDING OFFICE:	

BY: _____
Lee County Board Chairman

ATTEST:

BY: _____
Lee County Clerk

EXHIBIT A

859 Morgan Rd., Amboy, IL 61310
PIN 02-15-19-200-004

Part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nineteen (19), Township Twenty (20) North, Range Ten (10), East of the Fourth Principal Meridian, described as follows: Beginning at a point on the East line of said Northeast Quarter (NE $\frac{1}{4}$), 376.71 feet North of the Southeast corner thereof; thence extending Northerly on the said East line, 233.0 feet; thence Westerly perpendicular to the land described course, 232.0 feet; thence Southerly parallel with the East line, 233.0 feet; thence Easterly perpendicular to the last described course, 232.0 feet to the said Point of Beginning, all situated in the County of Lee and State of Illinois.

EXHIBIT B

Lee County Zoning Board of Appeals

Petitioner: Craig & Christine Kessel

Petition Number: 25-P-1638	Current Zoning:	Ag-1, Rural/Agricultural District
Township: Amboy	Requested Zoning:	Special Use Permit
Date: March 6, 2025	Proposed Use:	Auto Repair - Minor

Finding of Fact

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

- a. It will improve the character of the neighborhood.

Craig Buhrow made the motion to approve this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 5-0.

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

- a. No change.

Luke Phalen made the motion to approve this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 5-0.

3) *Effect of proposed use upon public utility facilities.*

- a. No change.

Craig Buhrow made the motion to approve this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 5-0.

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

- a. Repairing automobiles will improve public safety.

Craig Buhrow made the motion to approve this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 5-0.

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

- a. No change.

Luke Phalen made the motion to approve this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 5-0.

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

- a. No concerns as long as environmental regulations are being met.

Craig Buhrow made the motion to approve this finding, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 5-0.

***Recommendation to the Full Board:**

Approve

Deny

Craig Buhrow made a motion to recommend approval of this petition to the Lee County Board, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 5-0.


Tim Crawford made a motion to accept the following conditions, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 5-0.

Conditions:

1. Petitioners shall be limited to working on five (5) customer vehicles at one time. These vehicles will be allowed to remain onsite for a period of seven (7) days.
2. No vehicles shall be parked or stored in the public right-of-way.
3. No signs shall be placed on the property unless such signage is approved through the Lee County Zoning Office.
4. Storage of customer vehicles that are being worked on shall be in the designated location only: near the southwest corner of the property.
5. Petitioners shall not operate a junkyard or scrap processing facility from the Subject Realty.
6. Petitioners shall comply with the IL State Plumbing Code for auto repair shops.
7. Petitioners shall comply with, among other things, the hazardous materials section of the Lee County Code (Title 10, Chapter 15, Section 12).
8. Should the Subject Realty transfer ownership to anyone other than the Petitioners, the special use permit shall become null and void upon transfer to any new owner.

Respectfully submitted,

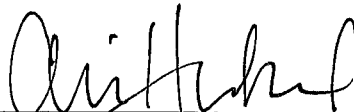
Dated: 3/7/2025



Bruce Forster, Chairman, Lee County Zoning Board of Appeals

Attest:

Dated: 3/7/2025



Alice Henkel, Lee County Planning & Zoning Administrator