

TO THE LEE COUNTY BOARD

PETITION No. 25-P-1638

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BY: ah

The Petitioners, Craig A. Kessel and Christine C. Kessel, states as follows:

1. The Petitioners own a real estate parcel identified as PIN 02-15-19-200-004 and legally described as:

Part of the Northeast Quarter (NE ¼) 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 ¼), 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.

2. The parcel is commonly known as 859 Morgan Road, Amboy, Illinois.
3. This property is located on the west side of Morgan Road, approximately 425 feet north of Amboy Road in unincorporated Lee County, Illinois, and is in the Township of Amboy.
4. The property is presently zoned as: Ag-, Rural/Agricultural District.
5. The Petitioner desires a Special Use Permit for the purpose of Auto Repair – Minor, as defined by the Lee County Code.

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.

BY: Christine C. Kessel

Christine C. Kessel, for Petitioners

ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD:

Date: Thursday, March 6, 2025, at 6:00 p.m.

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