

STATE OF ILLINOIS)
) ss
COUNTY OF LEE)

TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION)

PETITION No. 24-P-1635

OF)

Petitioner: Jake R. Kastner)
Address: 905 Stony Point Rd.)
 Dixon, IL 61021)

RECEIVED

DEC 13 2024

BY: _____

AMENDED PETITION FOR MAP AMENDMENT

The Petitioner, Jake R. Kastner, states as follows:

1. The Petitioner owns real estate identified as:

- a. PIN 07-02-34-300-022, commonly known as 905 Stony Point Road, Dixon, Illinois and legally described as: See attached, "Exhibit A."
- b. PIN 07-02-34-300-017 and legally described as: See attached, "Exhibit B."
- c. PIN 07-02-34-300-035 and legally described as: See attached, "Exhibit C."
- d. PIN 07-02-34-300-018 and legally described as: See attached, "Exhibit D."

2. The properties are located on the southside of Stony Point Road, approximately four-tenth of a mile east of East River Road, in Dixon Township, Dixon, Illinois. Two of the parcels have road frontage, while the other two parcels are landlocked.

3. The properties are presently zoned as R-2, Single Family Residential District.

4. The Petitioner desires to amend the zoning map from R-2, Single Family Residential District to Ag-1, Rural/Agricultural District for the purpose of:

- a. Raising and keeping farm animals, more specifically, chickens, on PIN 07-02-34-300-022; and
- b. Forestry conservation on PINs 07-02-34-300-017, 07-02-34-300-035, and 07-02-34-300-018.

DATED this 13TH day of December, 2024.

By: _____

Jake Kastner
Petitioner

ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD:

Date: Thursday, January 2, 2025, at 6:00 p.m.

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

EXHIBIT A

The West Half (W ½) of Lot Number Seventy-two (72) in Mollers Survey Subdivision of Lands, according to the Plat of the Subdivision of the West Half (W ½) of Section 34, Township 22 North, Range 9 East of the Fourth Principal Meridian, reference being had to the Plat of said Subdivision recorded in the Lee County Recorder's Office in Book "H" of Deeds, pages 344 and 345; EXCEPTING THEREFROM the West 220 feet in even width of Lot Seventy-two (72); ALSO EXCEPTING THEREFROM the East 268 feet in even width of the West Half (W ½) of said Lot Seventy-two (72); all situated in the Township of Dixon, County of Lee and State of Illinois.

EXHIBIT B

Lot Seventy-eight (78) in Mollers Survey Subdivision of Lands, according to the Plat of the Subdivision of the West Half (W ½) of Section 34, Township 22 North, Range 9 East of the Fourth Principal Meridian, reference being had to the Plat of said Subdivision recorded in Lee County Recorder's Office in Book "H" of Deeds, pages 344 and 345; EXCEPTING THEREFROM the Westerly 220 feet in even width of Lot Seventy-eight (78); all situated in the Township of Dixon, County of Lee and State of Illinois.

EXHIBIT C

All of the East Half (E ½) of Lot Seventy-two (72); EXCEPTING THEREFROM the schoolhouse lot in the Northwest corner thereof, said excepted tract being the North 209 feet of the West 209 feet of the East Half (E ½) of said Lot Seventy-two (72); ALSO EXCEPTING THEREFROM part of the East Half (E ½) of Lot Seventy-two (72) of the Plat of the Subdivision of the West Half (W ½) of Section 34, Township 22 North, Range 9 East of the Fourth Principal Meridian, the Plat of said Subdivision known as Mollers Survey, being recorded in the Lee County Recorder's Office in Book "H" of Deeds, pages 344 and 345, described as follows: Commencing at the Northwest corner of said East Half (E ½); thence Easterly along the North line of said East Half (E ½), 209 feet; thence continuing along the last described course, 66 feet to the point of beginning of the hereinafter described tract of land; thence Southerly, parallel with the West line of said East Half (E ½) to the South line of said East Half (E ½); thence Easterly along the South line to a point 720 feet West of the East line of Lot Seventy-three (73) in said Mollers Survey, said point being the Southwest corner of lands conveyed by Warranty Deed in Book 0010 and Page 2698, recorded in the Lee County Recorder's Office; thence Northerly along the West line of said lands, to the said North line of the East Half (E ½) of Lot Seventy-two (72); thence Westerly along said North line to the point of beginning; ALSO INCLUDING a part of Lot Seventy-seven (77) described as follows: Commencing at the Northwest corner of said Lot Seventy-seven (77); thence South of the West line of said lot, 10 chains; thence East, parallel with the North line of said Lot, 220 feet; thence North, parallel with the West line of said Lot Seventy-seven (77); thence West on the said North line of said Lot to the Point of Beginning; all in Section 34, Township 22 North, Range 9 East of the Fourth Principal Meridian, reference being had to the Plat of said Subdivision recorded in Lee County Recorder's Office in Book "H" of Deeds, pages 344 and 345; all situated in the Township of Dixon, County of Lee and State of Illinois.

EXHIBIT D

Part of Lots 76 and 77 of Mollers Survey of the West Half of the Southwest Quarter of Section 28; the South Half of Section 29; the Northwest Fractional Quarter of Section 33; the East Fractional Half of Section 33 and West Half of Section 34, all in Township 22 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois; according to the Plat thereof recorded July 23, 1952 in Deed Book H, page 344, bounded and described as follows: Beginning at the Southwest corner of said Lot 77; thence Easterly on the South line of said Lots 77 and 76, a distance of 1119.54 feet; thence Northerly at an angle of $92^{\circ}13'44''$, measured clockwise from the last described course, a distance of 1149.20; thence Westerly, parallel with the North line of said Lot 73 in Mollers Survey, a distance of 49.7 feet; thence Northerly, parallel with the East line of said Lot 73, a distance of 161.9 feet to a point on the North line of said Lot 76; said point being 1089.2 feet East of the Northwest corner of said Lot 77; thence Westerly, on the North line of said Lots 76 and 77, a distance of 869.2 feet; thence Southerly, parallel with the West line of said Lot 77, a distance of 660.0 feet; thence Westerly, parallel with the said North line of Lot 77, a distance of 220.0 feet to the said West line of Lot 77; thence Southerly, on said West line, 652.91 feet to the point of beginning.