

**Lee County Board  
Dixon, Illinois**

**RESOLUTION NO. \_\_\_\_\_**

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

**(Karountzos)**

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**WHEREAS**, a Petition for the granting of a Special Use Permit to allow for the operation of an auto repair business under 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. 24-P-1634 (hereinafter referred to as “Petition”), by Georgios Karountzos (hereinafter referred to as “Petitioner”); 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 January 2, 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 December 17, 2024; 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 October 22, 2024; and

**WHEREAS**, timely notice was posted at the main entrance of the Subject Realty, along Sterling Road, on December 17, 2024; 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 an auto repair business

under 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:

- A. Petitioner shall be limited to working on 15 vehicles at one time.
- B. No vehicles shall be parked or stored in the public right-of-way.
- C. No signs shall be placed on the property unless such signage is approved through the Lee County Zoning Office.
- D. Storage of vehicles shall be stored in the designated location only.
- E. Petitioner shall not operate a junkyard or scrap processing facility from the Subject Property.
- F. Petition shall comply with, among other things, the hazardous materials section of the Lee County Code (Title 11, Chapter 15, Section 12).
- G. Should the Subject Realty transfer ownership to anyone other than Petitioner, 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 for the purpose of owning and operating an Amusement Park, as requested in Zoning Petition No. 24-P-1634 (Karountzos) 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 January, 2025.

\_\_\_\_\_ **FAILS AND DENIED** by the County Board of the County of Lee, Illinois, this \_\_\_\_\_ day of January, 2025.

<b>AYES:</b>	
<b>NAYS:</b>	
<b>ABSENT:</b>	
<b>ABSTAIN:</b>	
<b>HOLDING OFFICE:</b>	

BY: \_\_\_\_\_  
Lee County Board Chairman

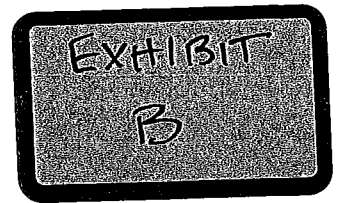
ATTEST:

BY: \_\_\_\_\_  
Lee County Clerk

## EXHIBIT A

The East 660 feet of the North 330 feet of the West Half of the Southwest Quarter of Section 16,  
Township 20 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois.

## Lee County Zoning Board of Appeals



Petitioner: Georgios Karountzos

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<b>Petition Number:</b>	24-P-1634	<b>Current Zoning:</b>	Ag-1, Rural/Agricultural District
<b>Township:</b>	Marion	<b>Requested Zoning:</b>	Special Use Permit
<b>Date:</b>	January 2, 2025	<b>Proposed Use:</b>	Auto Repair - Minor

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### Finding of Fact

- 1) *Effect of the proposed use upon the character of the neighborhood.*
  - a. No negative effect as business has been in use since 2011.
  - b. There is a possibility to improve the character through clean-up efforts by property owner in conjunction with the Lee County Zoning Office.

Luke Phalen made a motion to approve these findings, and a second was discerned. A vote was taken, and all were in favor. Motion passed, 4-0.
- 2) *Effect of the proposed use upon traffic conditions.*
  - a. No effect.

Craig Buhrow made a motion to approve these findings, and a second was discerned. A vote was taken, and all were in favor. Motion passed, 4-0.
- 3) *Effect of proposed use upon public utility facilities.*
  - a. No change.

Luke Phalen made a motion to approve these findings, and a second was discerned. A vote was taken, and all were in favor. Motion passed, 4-0.
- 4) *Effect of the proposed use upon public health, public safety, and/or general welfare.*
  - a. Cleaning up of property and organizing of business materials will have a positive effect.

Craig Buhrow made a motion to approve these findings, and a second was discerned. A vote was taken, and all were in favor. Motion passed, 4-0.
- 5) *Effects of the proposed use upon the surrounding properties.*
  - a. There will be a positive improvement once the property is organized.

Tim Crawford made a motion to approve these findings, and a second was discerned. A vote was taken, and all were in favor. Motion passed, 4-0.

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

a. No change so long as the performance standards (of the Lee County Zoning Code) are upheld.

Luke Phalen made a motion to approve these findings, and a second was discerned. A vote was taken, and all were in favor. Motion passed, 4-0.

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**\*Recommendation to the Full Board:**

**Approve**

**Deny**

Luke Phalen made a motion recommending **approval** of Zoning Petition No. 24-P-1634, with the following conditions, and a second was discerned. A vote was taken, and all were in favor. Motion passed, 4-0.


**Conditions:**

1. Petition shall be limited to working on 15 vehicles at one time.
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 vehicles shall be in the designated location only.
5. Petitioner shall not operate a junkyard or scrap processing facility from the property.
6. Petitioner shall comply with, among other things, the hazardous materials section of the Lee County Code (Title 11, Chapter 15, Section 12).

Respectfully submitted,

Dated:

13 Jan 2025

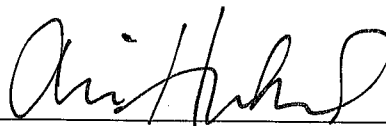


Bruce Forster, Chairman, Lee County Zoning Board of Appeals

Attest:

Dated:

Jan 14, 2025



Alice Henkel, Lee County Planning & Zoning Administrator