

TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION

PETITION No. 24-P-1630

OF

ALICIA HALL, WILLIAM HALL, BRANDON  
MILLER, REANN MILLER, HEATHER  
SETTLES, and WILLIAM SCHANEBERG,

1762 Pine Hill Dr.  
Franklin Grove, IL 61031

RECEIVED

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BY: ah

## PETITION FOR SPECIAL USE

The Petitioners, Alicia Hall, William Hall, Brandon Miller, Reann Miller, Heather Settles and William Schaneberg, state as follows:

1. The Petitioners own real estate legally described as: See attached, “Exhibit A.”
2. This property is located at 1127 E. River Rd., Dixon, Illinois, in Dixon Township.
3. The property is presently zoned as: Ag-1, Rural/Agricultural District.
4. The Petitioner desires a Special Use for the purpose of: a campground.

*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.*

DATED this 10 day of July, 2024.

By: Michael K. Hall

All persons in attendance at the hearing shall have an opportunity to be heard. Any person who also wishes to appear as an “interested party” with the right to cross examine others at the hearing must complete and file an appearance form with the Lee County Zoning Office, no later than five (5) business days before the date of the hearing. The application for this Special Use is on file with a detailed description and available for examination at the Zoning Office, 112 E 2nd Street, Dixon, Illinois.

**ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD:**

**September 5, 2024, at 7:00 p.m.**

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

Exhibit A

## LEGAL DESCRIPTION

Order No.: 20NW7141485CS

For APN/Parcel ID(s): 07-02-33-252-011

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TRACT 1:

PARCEL 1:

A PART OF LOT 1, OF THE SUBDIVISION OF PARTS OF LOTS 57, 58 AND 68 OF MOLLER'S SURVEY OF LANDS, IN TOWNSHIP 22 NORTH, RANGE 9, EAST OF THE FOURTH PRINCIPAL MERIDIAN, AS THE PLAT OF SAID SUBDIVISION IS RECORDED IN BOOK "B" OF MISCELLANEOUS RECORDS, PAGE 83, IN THE RECORDER'S OFFICE OF LEE COUNTY, ILLINOIS, BOUNDED AS FOLLOWS:

BEGINNING AT AN IRON BOLT DRIVEN IN THE GROUND AT A POINT WHERE THE NORTHEASTERLY BOUNDARY OF SAID LOT 1 INTERSECTS THE NORTHWESTERLY BOUNDARY OF THE DIXON AND GRAND DETOUR ROAD, AND RUNNING THENCE NORTH 57 DEGREES WEST (WITH VARIATION OF 5 DEGREES) TO ROCK RIVER; THENCE BEGINNING AGAIN AT THE SAID IRON BOLT AT THE EASTERLY END OF THE ABOVE COURSE, AND RUNNING THENCE SOUTH 33 1/2 DEGREES WEST ON SAID LOT BOUNDARY, A DISTANCE OF 108 FEET; THENCE NORTH 57 DEGREES WEST A DISTANCE OF 215 FEET; THENCE SOUTH 33 1/2 DEGREES WEST, 4 FEET; THENCE NORTH 57 DEGREES WEST TO ROCK RIVER; AND THENCE NORTHEASTERLY TO THE NORTHWESTERLY TERMINUS OF THE BOUNDARY LINE FIRST ABOVE DESCRIBED; EXCEPTING, HOWEVER, A TRACT CONVEYED TO JOHN W. BENNETT BY A DEED DATED NOVEMBER 27, 1906 AND RECORDED IN THE RECORDER'S OFFICE OF LEE COUNTY, ILLINOIS, IN BOOK 92 OF DEEDS, PAGE 350; AND EXCEPTING ALSO THE RIGHT OF WAY OF THE JOINT SWITCH TRACT OF THE ILLINOIS CENTRAL RAILROAD COMPANY AND THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY;

ALSO EXCEPTING A PARCEL OF LAND IN LOT 1 OF A SUBDIVISION OF PART OF LOTS 57, 58 AND 68 OF MOLLER'S SURVEY OF LANDS IN PART OF SECTION 33, TOWNSHIP 22 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, SAID LINE HAVING A BEARING OF SOUTH 89 DEGREES 44 MINUTES 40 SECONDS WEST A DISTANCE OF 450.556 METERS (1478.20 FEET) TO A POINT IN THE CENTER LINE OF A PUBLIC HIGHWAY DESIGNATED F.A. ROUTE 742 (IL ROUTE 2); THENCE NORTHEASTERLY ON SAID CENTER LINE A DISTANCE OF 85.395 METERS (280.17 FEET) ON A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 3406.438 METERS (11,175.96 FEET) A CENTRAL ANGLE OF 1 DEGREE 26 MINUTES 11 SECONDS AND THE LONG CHORD OF SAID CURVE BEARS NORTH 32 DEGREES 46 MINUTES 16 SECONDS EAST A CHORD DISTANCE OF 85.392 METERS (280.16 FEET) TO A POINT IN THE NORTHERLY LINE OF LOT 1 OF A SUBDIVISION OF PART OF LOTS 57, 58 AND 68 OF MOLLER'S SURVEY OF LANDS; THENCE NORTHWESTERLY ON THE NORTHERLY LINE OF SAID LOT 1, SAID LINE HAVING A BEARING OF NORTH 57 DEGREES 59 MINUTES 17 SECONDS WEST, A DISTANCE OF 10.291 METERS (33.76 FEET) TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID F.A. ROUTE 742 (IL ROUTE 2), SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTHWESTERLY ON THE SOUTHERLY LINE OF THE PREMISES CONVEYED

## LEGAL DESCRIPTION

(continued)

TO STEVE C. BUBRICK, SR. AND STEVEN L. BUBRICK FROM STEVE C. BUBRICK BY QUITCLAIM DEED RECORDED MARCH 22, 1991 IN BOOK 9103 AT PAGE 1091 IN THE RECORDER'S OFFICE OF LEE COUNTY, SAID LINE HAVING A BEARING OF NORTH 5 DEGREES 29 MINUTES 01 SECONDS WEST A DISTANCE OF 0.101 METER (0.33 FEET) TO A POINT; THENCE SOUTHWESTERLY ON A LINE HAVING A BEARING OF SOUTH 32 DEGREES 21 MINUTES 33 SECONDS WEST, A DISTANCE OF 24.087 METERS (79.03 FEET) TO A POINT THENCE SOUTHWESTERLY ON A LINE HAVING A BEARING OF SOUTH 32 DEGREES 39 MINUTES 37 SECONDS WEST A DISTANCE OF 8.792 METERS (28.84 FEET) TO A POINT IN THE NORTHERLY LINE OF THE PREMISES CONVEYED TO KARL E. KETCHUM AND CATHY A. KETCHUM FROM GERALD S. NELSON AND ROSELLA M. NELSON BY WARRANTY DEED RECORDED APRIL 21, 1993 IN BOOK 9304 AT PAGE 1905 IN SAID RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID F.A. ROUTE 742 (IL ROUTE 2); THENCE NORTHEASTERLY ON SAID NORTHWESTERLY RIGHT OF WAY LINE, SAID LINE HAVING A BEARING OF NORTH 32 DEGREES 36 MINUTES 55 SECONDS EAST, A DISTANCE OF 32.881 METERS (107.88 FEET) TO THE POINT OF BEGINNING;

ALSO EXCEPTING A PARCEL OF LAND IN LOT 1 OF A SUBDIVISION OF PART OF LOTS 57, 58 AND 68 OF MOLLER'S SURVEY OF LANDS, IN PART OF SECTION 33, TOWNSHIP 22 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LEE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, SAID LINE HAVING A BEARING OF SOUTH 89 DEGREES 44 MINUTES 40 SECONDS WEST A DISTANCE OF 450.556 METERS (1478.20 FEET) TO A POINT IN THE CENTER LINE OF A PUBLIC HIGHWAY DESIGNATED F.A. ROUTE 742 (IL ROUTE 2); THENCE NORTHEASTERLY ON SAID CENTER LINE A DISTANCE OF 85.395 METERS (280.17 FEET) ON A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 3406.438 METERS (11,175.96 FEET) A CENTRAL ANGLE OF 1 DEGREE 26 MINUTES 11 SECONDS AND THE LONG CHORD OF SAID CURVE BEARS NORTH 32 DEGREES 46 MINUTES 16 SECONDS EAST, A CHORD DISTANCE OF 85.392 METERS (280.16 FEET) TO A POINT IN THE NORTHERLY LINE OF LOT 1 OF A SUBDIVISION OF PART OF LOTS 57, 58 AND 68 OF MOLLER'S SURVEY OF LANDS, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTHWESTERLY ON THE NORTHERLY LINE OF SAID LOT 1, SAID LINE HAVING A BEARING NORTH 57 DEGREES 59 MINUTES 17 SECONDS WEST, A DISTANCE OF 10.291 METERS (33.76 FEET) TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID F.A. ROUTE 742 (IL ROUTE 2); THENCE SOUTHWESTERLY ON SAID NORTHWESTERLY RIGHT OF WAY LINE, SAID LINE HAVING A BEARING TO SOUTH 32 DEGREES 36 MINUTES 55 SECONDS EAST, A DISTANCE OF 32.881 METERS (107.88 FEET) TO A POINT IN THE NORTHERLY LINE OF THE PREMISES CONVEYED TO KARL E. KETCHUM AND CATHY A. KETCHUM FROM GERALD S. NELSON AND ROSELLA M. NELSON BY WARRANTY DEED RECORDED APRIL 21, 1993 IN BOOK 9304 AT PAGE 1905 IN THE RECORDER'S OFFICE OF LEE COUNTY; THENCE SOUTHEASTERLY ON THE NORTHERLY LINE OF SAID PREMISES SO CONVEYED, SAID LINE HAVING A BEARING OF SOUTH 57 DEGREES 59 MINUTES 17 SECONDS EAST A DISTANCE OF 9.948 METERS (32.64 FEET) TO A POINT IN THE CENTER LINE OF SAID F.A. ROUTE 742 (IL ROUTE 2); THENCE NORTHEASTERLY ON SAID CENTER LINE, A DISTANCE OF 32.886 METERS (107.89 FEET) ON A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 3406.38 METERS (11,175.96 FEET) A CENTRAL ANGLE OF 0 DEGREES 33 MINUTES 11 SECONDS AND THE LONG CHORD OF SAID CURVE BEARS NORTH 33 DEGREES 12 MINUTES 45 SECONDS EAST A CHORD DISTANCE OF 32.886 METERS (107.89 FEET) TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION

(continued)

### PARCEL 2:

THAT PART LOCATED BETWEEN THE RIGHT OF WAY OF THE JOINT SWITCH TRACK OF THE ILLINOIS CENTRAL RAILROAD COMPANY AND THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, AND ROCK RIVER, OF LOT 2 OF THE SUBDIVISION OF LOTS 57, 58 AND 68 IN MOLLER'S SURVEY OF LANDS, IN TOWNSHIP 22 NORTH, RANGE 9, EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN BOOK "B" OF MISCELLANEOUS RECORDS, PAGE 83, ALL IN LEE COUNTY, ILLINOIS.

### TRACT 2:

A TRACT OF LAND IN LEE COUNTY, ILLINOIS, COMPRISING THOSE PORTIONS OF LOTS 1 AND 2 OF THE SUBDIVISION OF LOTS 57, 58 AND 68 OF MOLLER'S SURVEY OF LANDS IN TOWNSHIP 22 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LEE COUNTY, ILLINOIS, RECORDED IN BOOK "B" OF MISCELLANEOUS RECORDS AT PAGE 83, OFFICE OF THE RECORDER OF DEEDS, LEE COUNTY, ILLINOIS, BOUNDED:

(I) WESTERLY AND (II) EASTERLY, RESPECTIVELY, BY PARALLEL LINES DISTANT 30.0 FEET WESTERLY OF, AND DISTANT 30.0 FEET EASTERLY OF, MEASURED RADially OR AT RIGHT ANGLES TO TO CENTERLINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD COMPANY, SUCCESSOR TO CHICAGO & NORTHWESTERN RAILWAY COMPANY, AS ORIGINALLY CONSTRUCTED AND OPERATED;

(III) SOUTHERLY, BY THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY BOUNDARY OF SAID LOT 1 WITH THE NORTHWESTERLY BOUNDARY OF DIXON AND GRAND DETOUR ROAD, AS DESCRIBED IN DEED DATED JUNE 13, 2006 FROM DAVID A. FABRI TO DONALD WILKE RECORDED JUNE 14, 2006 IN BOOK 0606 AT PAGES 1736-1739 AS DOCUMENT NO. 2006003861, RECORDS OF LEE COUNTY, ILLINOIS; THENCE SOUTH 33 1/2 DEGREES WEST ALONG SAID EASTERLY LOT LINE A DISTANCE OF 108 FEET; THENCE NORTH 57 DEGREES WEST A DISTANCE OF 215 FEET; THENCE SOUTH 33 1/2 DEGREES WEST, A DISTANCE OF 4 FEET, TO THE POINT OF BEGINNING OF THIS LINE; THENCE NORTH 57 DEGREES WEST TO THE ROCK RIVER, THE ENDPOINT OF THE LINE; AND

(IV) NORTHERLY, BY A LINE PERPENDICULAR TO THE EAST LINE OF SAID LOT 2, AS PER SAID PLAT, DRAWN WESTERLY FROM ITS MIDPOINT, SAID EASTERLY LOT LINE BEING DEPICTED ON SAID PLAT AS HAVING A CUMULATIVE LENGTH (NORTH TO SOUTH) OF 3 CHAINS, 35 LINKS;

ALSO, A STRIP OF LAND 10 FEET WIDE, LYING BETWEEN PARALLEL LINES CONTIGUOUS WITH AND DISTANT 10 FEET EASTERLY OF, MEASURED RADially OR AT RIGHT ANGLES TO THE EASTERLY BOUNDARY OF THE TRACT ABOVE-DESCRIBED, BOUNDED NORTHERLY BY THE NORTH LINE OF SAID LOT 1;

ALL SITUATED IN LEE COUNTY, ILLINOIS.