STATE OF ILLINOIS)	TO THE LEE COUNTY BOARD
COUNTY OF LEE)	
IN THE MATTER OF THE PETITION) PETITION No. 24-P-1634
OF Petitioner: Georgios Karountzos	RECEIVED
Address: 823 Sterling Rd. Dixon, IL 61021	DEC 3 2024
	PETITION FOR SPECIAL USE BY:

1. The Petitioner owns a real estate parcel identified as PIN 12-14-16-300-001, commonly known as 823 Sterling Road, Dixon, Lee County, Illinois, and legally described as:

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.

- 2. This property is located on the south side of Sterling Road, approximately one-tenth of a mile east of Dutch Road and approximately one-quarter west of a mile Halligan Road, in unincorporated Lee County, Illinois, and is in the Township of Marion.
- 3. The property is presently zoned as: Ag-1, Rural/Agricultural District.

The Petitioner, Georgios Karountzos, states as follows:

4. 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.

Date: December 2, 2024.

BY: Court S

Courtney E. Kennedy, Attorney for 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