

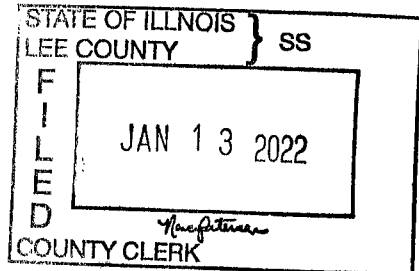
STATE OF ILLINOIS )  
 )  
COUNTY OF LEE )

TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION )  
 )  
OF )

PETITION NO. 21 - P - 1584

MICHAEL PARTINGTON )  
705 W. FIRST STREET )  
DIXON, ILLINOIS 61021 )  
 )  
 )  
 )  
 )



**AMENDED PETITION FOR SPECIAL USE FOR SELF-STORAGE FACILITY:**

NOW COMES the Petitioner, Michael Partington by and through his attorney, Courtney E. Kennedy of Ehrmann Gehlbach Badger & Considine, LLC, and petitions the Lee County Board for the issuance of a special use permit for a self-storage facility. In support of his Amended Petition for Special Use for Self-Storage Facility ("the Petition"), Petitioner states as follows:

1. This Petition is brought pursuant to Section 10-9-1 of the Lee County Zoning Ordinance.
2. Petitioner has entered into a Purchase Agreement with Linda Hollingsworth, owner of record for the approximate 1.08-acre tract of real property commonly known as 2400 West Fourth Street, Dixon, Lee County, Illinois, and referenced as PIN: 07-08-06-379-003 ("the Property"). The Purchase Agreement with Ms. Hollingsworth is contingent upon the Petitioner obtaining the appropriate zoning for the Property.
3. The Property is presently zoned C-3/General Business District.
4. Petitioner desires that the Property be granted a special use so that Petitioner may own and operate a self-storage facility at and on the Property.
5. Petitioner understands that this Petition is contingent upon the County of Lee amending its zoning ordinance to allow for the construction, operation and use of self-storage facilities as a special use under C-3/General Business Districts.
6. This Petition is dependent upon the County of Lee first amending its zoning ordinance to allow the construction, operation and use of self-storage facilities as a special use in C-3/General Business Districts.

WHEREFORE, the Petitioner Michael Partington respectfully requests:

A. the Zoning Board of Appeals of Lee County, Illinois, to set a date, time and place for a public hearing on the contents of the Petition;

B. the Zoning Board of Appeals of Lee County, Illinois, to consider and make favorable findings regarding the following:

- i. the existing uses of nearby property are compatible with the Petitioner's request for the ownership and operation of a self-storage facility;
- ii. that property values are not likely to be diminished by any zoning restrictions related to this request;
- iii. Diminution of property values is not anticipated as a result of this proposed petition for special use, and any diminution of property values would promote the public health, safety and welfare;
- ii. the gain to the public if this Petition is approved would outweigh any hardship to adjacent property owners;
- iii. The subject properties of this Petition are suitable for the requested special use;
- iv. In the event that the County of Lee amends its zoning ordinance to allow the operation of self-storage facilities as a special use in C-3/General Business Districts, this Petition is consistent with the Lee County Comprehensive Plan and applicable zoning ordinances;
- v. There is a public need in the neighborhood for the proposed use of the subject properties;
- vi. There is no expected increase or decrease in traffic conditions for this proposed use;
- vii. There are no negative environmental concerns associated with this proposed use; and
- viii. The issuance for special use permit for the operation of a self-storage facility will not negatively impact the public health, safety or general welfare.

C. the Zoning Board of Appeals of Lee County, Illinois, recommend approval of this Petition to the Lee County Board; and

D. the Lee County Board to approve this Amended Petition for Special Use for Self-Storage Facility.

Dated this 13<sup>th</sup> day of January, 2022.

Respectfully submitted,

MICHAEL PARTINGTON, PETITIONER

By EHRMANN GEHLBACH BADGER & CONSIDINE, LLC

By  \_\_\_\_\_  
Courtney E. Kennedy

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**ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD:**  
**February 3, 2022, at 6:00 p.m.; at the Old Lee County Courthouse, 3<sup>rd</sup> Floor**  
**Boardroom, 112 E. Second Street, Dixon Illinois 61021**