

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF LEE )

TO THE LEE COUNTY BOARD  
PETITION No. 23-P-1608

IN THE MATTER OF THE PETITION )  
 )  
 OF )  
 )  
 DOUGLAS HICKS, )  
 1124 Institute Blvd. )  
 Dixon, IL 61021 )

RECEIVED

MAR 08 2023

BY: Dee Duffy

**AMENDED PETITION FOR MAP AMENDMENT AND SPECIAL USE PERMIT**

The Petitioner, Douglas Hicks, in support of his Amended Petition for Map Amendment and Special Use Permit, state as follows:

1. The Petitioner is under contract to purchase, contingent upon approval of this Amended Petition for Map Amendment and Special Use Permit (this "Amended Petition"), the real estate identified as: PIN 18-08-16-400-008.
2. The property is located at: 1546 Illinois Route 26, Dixon, Lee County, Illinois 61021.
3. The property is presently zoned as: Ag-1, Rural/Agricultural District.
4. The Petitioner desires the map amendment to designate the property as I-1, Planned Industrial District.
5. The Petitioner desires to operate his business C&N Supply, LLC, doing business as "farmchains.com" from the property.
6. If Petitioner's request for the map amendment is granted, Petitioner would require a special use permit for the property for construction and farm equipment/machinery sales/service.
7. The Petitioner respectfully requests that the Lee County Zoning Board of Appeals set a date, time, and place for a public hearing on the contents of this Amended Petition.
8. The Petitioner respectfully requests that the Lee County Zoning Board of Appeals recommend approval of this Petition to the Lee County Board.

WHEREFORE, the Petitioner Douglas Hicks requests that the Lee County Board approve this Amended Petition for Map Amendment and Special Use Permit. In accordance therewith, the Petitioner asks the Lee County Board of Appeals to consider and make favorable findings regarding the following:

- a. The existing uses of nearby property are compatible with the requested map amendment and special use.
- b. Property values are not likely to be diminished by any zoning restrictions related to this map amendment and special use request.
- c. Diminution of property values is not anticipated as a result of this proposed map amendment and special use and any diminution of property values would promote the public health, safety and welfare. Rather, Petitioner's requests, if granted, would actually improve the subject property and improve neighboring property values.

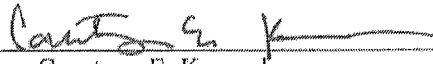
- d. The gain to the public if this map amendment and special use is approved would outweigh any hardship to adjacent property owners.
- e. The subject property is suitable for the map amendment and requested use.
- f. The requests contained within this Amended Petition are consistent with the Lee County Comprehensive Plan.
- g. There is a need for the proposed use of the subject property.

Dated this 8<sup>th</sup> day of March, 2023.

Respectfully submitted,

DOUGLAS HICKS, Petitioner

By EHRMANN GEHLBACH BADGER & CONSIDINE, LLC

By   
Courtney E. Kennedy

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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 rezoning is on file with detailed description and available for examination at the Zoning Office, 112 E 2<sup>nd</sup> Street, Dixon, Illinois.

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

**Date: April 6, 2023, at 6:00 p.m.**

**Old Lee County Courthouse  
112 East Second Street, 3<sup>rd</sup> Floor County Board Room  
Dixon, Illinois 61021**