

**Lee County Board  
Dixon, Illinois**

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

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**A RESOLUTION GRANTING A SPECIAL USE PERMIT FOR THE ACCESSORY  
USES OF SKILLED TRADES (OFFSITE SERVICES ONLY) PURSUANT TO  
ORDINANCE NO. 2023-08-002.**

**(Humphrey)**

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**WHEREAS**, a Petition for the granting of a Special Use Permit for the accessory use of Skilled Trades (Offsite Services Only) under Lee County Ordinance No. 2023-08-002, 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-1624 (hereinafter referred to as “Petition”), by Richard Humphrey, Jr. and Brenda Humphrey (hereinafter referred to as “Petitioners”); 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 May 2, 2024, in accordance with the law; and

**WHEREAS**, proper Notice of the filing of the Petition and of the impending May 2, 2024, ZBA hearing was published in the Dixon Telegraph on April 17, 2024; and

**WHEREAS**, United States Postal Service Certified mailings of the same Notice were sent by the Petitioners to real estate property owners whose properties would be adjacent to the proposed Project’s boundaries with such mailings being postmarked on April 16, 2024; and

**WHEREAS**, timely notice was posted at the main entrance of the Subject Realty and along the fencerow adjacent to US Route 52 on April 17, 2024; and

**WHEREAS**, the Petitioners 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 for Skilled Trades (Offsite Services Only) (as defined by Lee County Ordinance No. 2023-08-002, and hereafter referred to as “Special Use”) on the Subject Realty, including the operation of Midwest Disposal. The aforesaid Special Use for Skilled Trades 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. Sunset provision. Should the Subject Realty or business (identified as Midwest Disposal) transfer ownership, the special use permit shall become null and void upon transfer to any new owner.
- B. Storage of garbage disposal trucks. All garbage disposal trucks must be stored indoors.

**SECTION 3.** That the Petition for the granting of a Special Use Permit for Skilled Trades, as requested in Zoning Petition No. 24-P-1624 (Humphrey) 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 July, 2024.

\_\_\_\_\_ **FAILS AND DENIED** by the County Board of the County of Lee, Illinois, this \_\_\_\_\_ day of July, 2024.

<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