


STATE OF ILLINOIS)
) ss
COUNTY OF LEE)

TO THE LEE COUNTY BOARD
PETITION No. 23-P-1615

IN THE MATTER OF THE PETITION)
)
 OF)
)
JOHN HILLIKER)
1417 FRANKLIN ROAD)
FRANKLIN GROVE, IL 61031)

RECEIVED

JUN 27 2023

BY: 

PETITION FOR SPECIAL USE PERMIT

NOW COMES the Petitioner, John Hilliker, in support of his Petition for Special Use Permit (the "Petition"), states as follows:

1. Petitioner is the owner of record for the real property commonly known as 1417 Franklin Road, Franklin Grove, Lee County, Illinois 61031, identified as PIN 06-09-23-300-006 (the "Property").
2. The Property is presently zoned as: Ag-1, Rural/Agricultural District.
3. Petitioner operates his business Hilliker Electric from the Property and has done so for quite some time.
4. At the time of filing of this Petition, the Lee County Zoning Office has filed an Amended Petition for Text Amendment under Petition No. 23-PC-74, wherein the Lee County Zoning Office desires to, among other things, amend Section 10-9-2 of the Lee County Zoning Code of Ordinances to allow "HVAC, plumbing, lighting – offsite service only, limit of one (1) onsite employee" as a special use in Ag-1 Rural/Agricultural Districts.
5. At all times relevant herein, Hilliker Electric has utilized on onsite employee for the business.
6. This Petition is contingent on the Lee County Board granting the Lee County Zoning Office's Petition for Text Amendment under Petition No. 23-PC-74.
7. Petitioner desires a special use so that he can continue to operate his business, Hilliker Electric, from the Property with one onsite employee.
8. 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 Petition.
9. Petitioner respectfully requests that the Lee County Zoning Board of Appeals recommend approval of this Petition to the Lee County Board.

WHEREFORE, the Petitioner John Hilliker requests that the Lee County Board approve this Petition for 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 special use.
- b. Property values are not likely to be diminished by any zoning restrictions related to this special use request.

- c. Diminution of property values is not anticipated as a result of this proposed 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 special use request is approved would outweigh any hardship to adjacent property owners.
- e. The subject property is suitable for the requested use.
- f. The requests contained within this Petition are consistent with the Lee County Comprehensive Plan.
- g. There is a need for the proposed use of the subject property.

Dated this 21 day of June, 2023.

Respectfully submitted,

JOHN HILLIKER, 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 2nd Street, Dixon, Illinois.

ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD:

Date: AUGUST 3, 2023, at 7:00 p.m.

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