

STATE OF ILLINOIS)
) ss
COUNTY OF LEE)

TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION)
)
OF)
)
Petitioner: AG VIEW FS, INC.)
)
Address: 22069 US HWY 34)
Princeton, IL 61356)

PETITION No. 24-P-1627

RECEIVED

JUN 4 2024

BY: ah

PETITION FOR MAP AMENDMENT

The Petitioner, Ag View FS, Inc., states as follows:

1. The Petitioner owns real estate legally described as: See attached, "Exhibit A."
2. The property is located: East of and adjacent to 2290 Quarry Rd., Ashton, IL 61006, approximately 0.90 miles west of S. Meridian Road, south of the railroad right of way.
3. The property is presently zoned as: Ag-1, Rural/Agricultural District.
4. The Petitioner desires the rezone the parcel to I-2, General Industrial District for the purpose of warehousing, cold storage, and equipment maintenance.

DATED this 31 day of June, 2024

AG VIEW FS, INC.

By: Murphy Operations Manager
Name Title

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:

July 3, 2024 at 7:00 p.m.,

Third floor, County Board Room

Old Lee County Courthouse, 112 East Second Street, Dixon, Illinois 61021

Lee County Zoning Petition No. 24-P-1627 by Ag View FS, Inc.

EXHIBIT A
PIN 03-04-24-300-006

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 11 EAST OF THE FOURTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 88 DEGREES 10 MINUTES 33 SECONDS EAST 241.42 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 24 TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 49 MINUTES 18 SECONDS WEST 603.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO & NORTHWESTERN RAILROAD; THENCE NORTH 61 DEGREES 42 MINUTES 32 SECONDS EAST 247.80 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 49 MINUTES 18 SECONDS EAST 713.78 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 88 DEGREES 10 MINUTES 33 SECONDS WEST 219.92 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION QUARTER OF SAID SECTION 24 TO THE POINT OF BEGINNING, CONTAINING 3.324 ACRES, MORE OR LESS, AND ALL SITUATED IN ASHTON TOWNSHIP, LEE COUNTY, ILLINOIS.