

**MINUTES OF THE
LEE COUNTY ZONING BOARD OF APPEALS**

**Regular Meeting
Thursday, February 3, 2022, at 6:00 p.m.**

**County Board Room
Old Lee County Courthouse, Dixon, Illinois**

**Zoom Video- & Tele-conferencing
Meeting ID: 91539239154
Password: 209840**

**YouTube
<https://www.youtube.com/watch?v=LZr4KWAL6TY>**

Board Members

Bruce Forster, Chair
Craig Buhrow, Vice Chair
Mike Pratt, Member
Gene Bothe, Member
Glen Hughes, Member
Rex Meyer, Alternate Member

Staff

Dee Duffy, Zoning Administrator
Charles Boonstra, Lee County State's Attorney
Alice Henkel, Clerk

At 6:18 p.m., Chair Bruce Forster called the meeting to order, and roll was called.

Members present: Forster, Buhrow, Bothe, Hughes, Meyer

Members absent: Pratt (present via ZOOM and not voting as he is not personally present)

Staff present: Duffy, Henkel, Boonstra

Staff absent: None

The next order of business was the approval of minutes from the January 6, 2022 meeting of the Lee County Zoning Board of Appeals ("ZBA") and the hearing on Petition No. 21-P-1566 (October 7, October 12, October 14, October 19, October 27, November 3, November 9, and November 22, 2021). Gene Bothe made a motion to approve the minutes and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 5-0.

Chair Forster noted old business will be addressed following new business.

Under new business was Petition No. 21-P-1584 by Petitioner Mike Partington. The parcel identification number is 07-08-06-379-003, commonly known as 2400 W. Fourth St., Dixon, Illinois. The parcel is located in Dixon Township, within 1 ½ miles of the City of Dixon, and is zoned C-3, General Business District. Petitioner is requesting a special use permit in the C-3, General Business District for the purpose of owning and operating a self-storage facility at that location.

Petitioner requested that the ZBA recess the petition until after the February 24, 2022 meeting of the Lee County Board. State's Attorney Charley Boonstra said that since the County Board will be voting on

whether or not to allow the use of miniwarehouse in commercial districts, this Board would not be able to hear this petition until after the County Board has voted on this issue nor hear and vote on this petition with that vote being contingent upon the County Board's vote.

Glen Hughes made a motion to recess Petition No. 21-P-1584 until the March 3, 2022 meeting of the ZBA. A second was discerned, and there was no debate. A vote was taken, and the ayes prevailed. Motion passed, 5-0.

There was no other new business.

Chair Forster proceeded to old business.

Under old business was Petition No. 21-P-1585 by Petitioner Jerad M. Zellhofer. The parcel identification numbers are 13-21-01-101-007, commonly known as 1749 Winding Road, Amboy, Illinois; and part of 02-15-36-300-007, commonly known as 1760 Winding Road, Amboy, Illinois. The property commonly known as 1749 Winding Road is in May Township, and the property commonly known as 1760 Winding Road is in Amboy Township. The parcels are zoned Ag-1, Rural/Agricultural District. Petitioner is requesting that the County elect 10.16 acres of these parcels be designated as a Planned Unit Development (PUD) for the purpose of manufacturing and production of steel roofing, lawn care and landscaping services, and general carpentry.

Petitioner Jerad Zellhofer was sworn in on behalf of the petition.

Attorney Courtney Kennedy explained to the Board that she handed out a couple of documents that she will have Mr. Zellhofer explain to the Board what is in these documents.

The first packet of papers were photos of all the exterior lighting fixtures, all garage doors, and descriptors of what is done in each area of the buildings.

The second packet of papers was a site plan regarding drainage for 1749 Winding Road, Amboy, Illinois that was prepared by Willett Hofmann & Associates, Inc. Mr. Zellhofer explained the upgrades that would need to be made to the existing drainage to bring the property into compliance with the Lee County Code.

Questions from the Board were heard.

At the last meeting, it was noted that Lee County Soil and Water Conservation District ("LCSWCD") requirements included the completion of an EcoCAT. Brenda Merriman with LCSWCD stated in an email that the completion of an EcoCAT is a recommendation, not a requirement, by the LCSWCD. Attorney Kennedy, at the direction of Mr. Hughes, read the email into the ZBA.

With regard to drainage at 1760 Winding Road, Amboy, Illinois, Mr. Zellhofer states that no site upgrades are necessary per Dave Anderson and Willett Hofmann's engineer, Patrick Smith. Mr. Hughes requested documentation that no upgrades to 1760 Winding Road are required.

Zoning Administrator Dee Duffy noted that County Engineer Dave Anderson still needs to review the proposed drainage upgrades.

With regard to the well and septic, the Lee County Health Department is requiring a holding tank for a floor drain, as well as installation of an additional septic system. Mr. Zellhofer is still working to resolve these issues with the Health Department.

Glen Hughes made a motion to recess to the March 3, 2022 meeting of the ZBA to allow Dave Anderson time to review the drainage documents provided by Mr. Zellhofer and to allow Mr. Zellhofer time to get documentation from the Health Department stating that the existing septic field is adequate for the proposed

use. A second was discerned, and there was no debate. A vote was taken, and the ayes prevailed. Motion passed, 5-0.

Mrs. Duffy provided the ZBA an update on the former strip club located at the intersection of IL Route 251 and US Route 30 as the ZBA requested quarterly updates. The owner is working towards demolition of the house and barn. Once demolition is complete, well and septic issues will be addressed.

There was no other business.

At 6:52 p.m., Chair Forster stated that Board is recessed until the March meeting of the ZBA.

The next regular meeting of the Lee County Zoning Board of Appeals will take place on March 3, 2022, at 6:00 p.m.

Respectfully submitted,

/s/
Alice Henkel