

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

**Special Meeting
Tuesday, April 12, 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=-0i5tsMravE>**

Board Members

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

Staff

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

At 6:15 p.m., Chair Bruce Forster called the meeting to order, and roll was called.

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

Members absent: None

Staff present: Duffy, Henkel

Staff absent: Boonstra

There were no minutes to approve.

There were no petitions to adjourn pursuant to the County Board's vote.

The first order of new business was Petition No. 22-P-1590 by Petitioner Z-Best Enterprises, Inc. The parcel identification numbers are 02-15-23-300-007 and 02-15-26-200-005. The parcels are located in Amboy Township. The parcels are zoned I-1, Planned Industrial District. Petitioner is requesting a special use in the I-1, Planned Industrial District, for the purpose of constructing and operating a miniwarehouse.

Notification requirements were met for this petition.

As the parcels are located within one and one-half miles of the City of Amboy, the petition was considered by the Amboy City Council and the Amboy Plan Commission, neither of which had any objections to the proposed development.

Upon review of the petition, it was noted that while the petition was called, "Petition for Special Use," the language within the petition was unclear as to whether the Petitioner is requesting a special use permit or a map amendment.

Lee County State's Attorney Charley Boonstra, who was consulted via phone, cautioned the Board and advised them not to proceed because of due process concerns.

Glen Hughes made a motion to recess this hearing to May 5, 2022, at 7:00 p.m., to allow time for the Petitioner's attorney to consult with the State's Attorney to see if his concerns can be resolved without the Petitioner having to start the hearing process over again. 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.

There was no other business.

At 6:43 p.m., Glen Hughes made a motion to recess. A second was discerned and there was no debate. A vote was taken, and all were in favor. Motion passed, 5-0.

Respectfully submitted,

/s/ _____
Alice Henkel