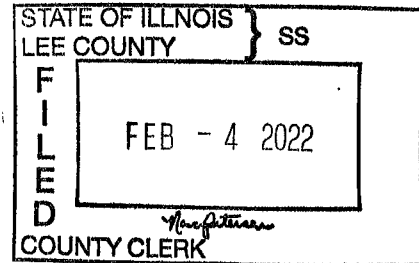


STATE OF ILLINOIS )  
COUNTY OF LEE )

TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION )  
OF )  
Z-BEST ENTERPRISES, INC. )

PETITION NO. 22 - P - 1590



**PETITION FOR SPECIAL USE PERMIT:**

NOW COMES the Petitioner, Z-Best Enterprises, Inc., an Illinois corporation ("the Company"), and petitions the Lee County Board for the issuance of a special use permit and, in support thereof, states as follows:

1. This Petition is brought pursuant to Section 10-2D-1 of the Lee County Zoning Ordinance ("the Ordinance").
2. The Company presently owns 7.61 acres located in Lee County, Illinois, and more particularly described as PIN: 02-15-23-300-007 and 6.096 acres located in Lee County, Illinois and more particularly described as part of PIN: 02-15-26-200-005 (collectively referred to as "the Property").
3. The Property is presently zoned as Industrial/I-1.
4. The Company respectfully requests that the Company be granted a special use for the Property so that the Company may construct and operate a mini warehouse.
5. The Company 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.
6. The Company respectfully requests that the Lee County Zoning Board of Appeals recommend approval of this Petition to the Lee County Board.
7. The Company further requests that the Lee County Board approve this Petition.

THEREFORE, the Petitioner Z-Best Enterprises, Inc., requests that the Lee County Board approve a map amendment by which the subject property of this Petition would be zoned as Industrial/I-2. 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 map amendment.
- b. Property values are not likely to be diminished by any zoning restrictions related to this map amendment request.
- c. Diminution of property values is not anticipated as a result of this proposed map amendment, and any diminution of property values would promote the public health, safety and welfare.
- d. The gain to the public if this map amendment is approved would outweigh any hardship to adjacent property owners.
- e. The subject property is suitable for the requested zoning.
- f. The proposed zoning is consistent with the Lee County Comprehensive Plan.
- g. There is a need for the proposed use of the subject property.

Dated this 4<sup>th</sup> day of February, 2022.

Respectfully submitted,

Z-BEST ENTERPRISES, INC.

By EHRMANN GEHLBACH BADGER & CONSIDINE, LLC

By Courtney E. Kennedy  
Courtney E. Kennedy

Courtney E. Kennedy  
Ehrmann Gehlbach Badger & Considine, LLC  
Attorneys for Petitioner  
114 E. Everett Street, Suite 300  
Dixon, Illinois 61021  
(815) 288-4949  
kennedy@egbclaw.com

**ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD:**

**Date: April 7, 2022, at 6:00 p.m. Third floor, Boardroom of the**

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