

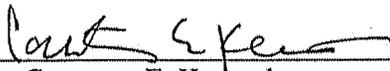
- a. The existing uses of nearby property are compatible with the requested map amendment.
- b. Property values are not likely to be diminished by any zoning restrictions related to this map amendment request.
- c. Diminution of property values is not anticipated as a result of this proposed map amendment, 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 4th day of February, 2022.

Respectfully submitted,

Z-BEST ENTERPRISES, INC.

By EHRMANN GEHLBACH BADGER & CONSIDINE, LLC

By 
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.