

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

**Regular Meeting
Thursday March 4, 2021, at 7:00 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=RkqIekvJxWA>**

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 7:02 p.m., Chair Bruce Forster called the meeting to order and asked the Clerk to call the roll:

Members present: Forster, Buhrow, Pratt (via Zoom), Bothe, Hughes. Alternate Member Meyer was present but did not vote.
Members absent: None.

The first order of business was the approval of the minutes for the following dates:

December 3, 2020	December 16, 2020
December 7, 2020	January 4, 2021
December 8, 2020	January 5, 2021
December 9, 2020	January 26, 2021
December 10, 2020	January 27, 2021

A second was discerned and there was no debate. A vote was taken, and all were in favor. Motion passed, 5-0.

Chair Forster stated there was no old business.

The first order of new business was Petition No. 21-P-1559 by Petitioner Jerad M. Zellhofer. The parcel identification number is 13-21-01-101-007, commonly known as 1749 Winding Rd., Amboy, Illinois, and is in May Township. The parcel is zoned Ag-1, Agricultural. Petitioner is

requesting a Special Use in an Ag-1, Agricultural zone, for the purpose of conducting a business for construction of agricultural buildings, production of steel roofing, lawn care and landscaping services, and general carpentry.

Zoning Administrator Dee Duffy gave a presentation regarding Mr. Zellhofer's zoning history for the parcel commonly known as 1749 Winding Rd., Amboy, Illinois ("1749 Winding Rd."). She stated she felt it was important for the Board members to see how the property has evolved over the last 20+ years. Mrs. Duffy utilized Google Earth to obtain aerial photos of the property that depict the changes over the years.

In 1998, Mr. Zellhofer petitioned the County for a two-lot, residential subdivision, one of lots later became known as 1749 Winding Rd. His mother told the Lee County Regional Planning Commission that the property was a family farm and that her son, Jerad, would like to build a home on 2.9 acres. She also told the Commission that, in the future, other family members might be interested in building a cabin. This petition was approved by the Commission on November 2, 1998.

On October 28, 1998, Circle F Farms (original owner of the property that would become 1749 Winding Rd.) applied for a building permit for a 3,616 square-foot pole building that would be located on the same property that was being subdivided. The permit specified the pole building as actually being a 40-foot by 60-foot structure, 12-foot by 40-foot lean-to and a 24-foot by 24-foot structure under the zoning classification of an Ag-1, Agricultural District. This permit was approved on November 9, 1998. The parcel has not yet been subdivided at the time of the submitting of the permit application. The Google Earth photo taken of the property in 1999 showed that the three buildings had been constructed.

Mr. Zellhofer applied for a building permit on July 24, 2001 for a 1,920-square foot metal shed. According to the permit, the property was still considered Ag-1, Agricultural District.

On August 7, 2007, Mr. Zellhofer applied for a building permit regarding 1749 Winding Rd. for a 480-square foot, lean-to building. The permit application included a hand-drawn site plan showing where the structure would be located.

On September 29, 2008, Mr. Zellhofer applied for a building permit for a 1,375-square foot, single family home at 1749 Winding Rd. It was noted that a letter from the Lee County Health Department regarding a private sewer disposal system for the home (a requirement for getting a building permit for a residence) revealed that Mr. Zellhofer had obtained a private sewer disposal system at the property, but it was never permitted. The building permit application included hand-drawn site plan. The Google Earth photo taken of the property in 2009 showed that the newly built home.

The Google Earth photo taken of the property in August 2010 shows an addition to the south side of the north building. Mr. Zellhofer did not acquire a building permit for this addition.

On March 10, 2011, 0.52 acres west of 1749 Winding Rd., was surveyed off and added to Mr. Zellhofer's property, increase the property's size to 3.42 acres.

Mr. Zellhofer applied for a building permit on March 16, 2011 for 960 square foot accessory building. No site plan was submitted with the application.

In May 2011, Mr. Zellhofer applied for a building permit for three buildings: an 840 square foot building, a 448 square foot building, and a 1,056 square foot building. No site plan was submitted with the application.

A Google Earth photo of the property, taken in late 2011, showed the new structures, as well as three access driveways.

A Google Earth photo of the property, taken in May 2013, shows an added “materials yard” just south of the residence.

A Google Earth photo of the property, taken in 2015 shows an added structure to the east side of the south building. No building permit was acquired for this addition.

In September 2017, a Google Earth photo of the property shows another added structure that is immediately north of the south building and immediately west of the north building. This building is approximately 8,600 square feet. Mr. Zellhofer did not acquire a building permit for this structure

Mrs. Duffy explained that the use of 1749 Winding Rd., came to her attention after learning of a home Mr. Zellhofer has built on a different parcel without a building permit. While looking at other properties owned by Mr. Zellhofer, she came across 1749 and 1760 Winding Rd., Amboy, Illinois. It was at that time that she learned Mr. Zellhofer had constructed the 8,600 square foot building with a permit on 1749 Winding Rd. While driving by 1749 Winding Rd., she observed two trucks traveling from 1749 Winding Rd. across the road to 1760 Winding Rd. where a large, open utility building is located and seemingly being used for Mr. Zellhofer’s business. 1760 Winding Rd. is also zone Ag-1, Agricultural District.

As part of her presentation, Mrs. Duffy provided photos from Mr. Zellhofer’s Facebook page showing what is described as “a new trim shop.” She also displayed a copy of Mr. Zellhofer’s business card which contained the business address of 1749 Winding Rd. and clearly states, “We Manufacture Steel Roofing and Siding.”

To illustrate how Mr. Zellhofer’s business has physically grown over the years, Mrs. Duffy displayed an aerial photo of 1749 Winding Rd. that showed where the original two-lot subdivision was located, plus the acreage that was added to the west side of the property when setbacks were violated and the acreage that was added to the south side of the property when Mr. Zellhofer illegally built a shed on the property located south of 1749 Winding Rd.

Mrs. Duffy displayed a copy of the property card from the Lee County Assessment office for 1749 Winding Rd. It shows the structures that were added throughout the years. According to the assessment office, fourteen (14) structures added since 1998, not including the canopy and house.

The total square footage of all the structures on 1749 Winding Rd. is 20,884 square feet; however, only 10,695 square feet of the structures have been legally permitted.

In an interview with Corporal Jared Yater of the Lee County Sheriff’s department, Mr. Zellhofer was provided a list of potential county code and state statute violations. Mr. Zellhofer’s response was that he started a lawn care business in 1998 and didn’t become a building component type

business until 2010-2011. He alleged he was being taxed on all structures and that his previous tax assessor, who is now deceased, told him it was not necessary to get building permits for that township because he would make sure they were taxed appropriately. Mr. Zellhofer claimed he tried to comply with all county requirements and was even required to purchase more land to the west of his property to comply with setback requirements.

In Cpl. Yater's report, Mr. Zellhofer said the buildings at 1749 Winding Rd. have been used for commercial business since 1999 when he got his first permit for his lawn care and landscape business. He said all the building on the property are being taxed and every time he added a driveway, he went through the township commissioners. He claims all building meet County setback requirements and that Fire Marshall and plumbing inspections are not required. He alleged health department permits were obtained and multiple well and septic inspections have been done. Lastly, to his knowledge, any required audits or business inspections have been done.

Mrs. Duffy stated that tonight's petition, submitted by Mr. Zellhofer, is requesting a special use in an Ag-1, Agriculture District that allows for construction and farm equipment/machinery sales and service. Based on what she had presented and knowing that this parcel was originally supposed to be part of two-lot residential subdivision, she feels this is clearly an industrial use of land and does not follow the County's comprehensive plan for that area, which is rural agricultural. Based on the information obtained from the assessment office and the zoning violations of building permits that were not obtained, Mrs. Duffy feels the requested special use for production of steel roofing, lawn care and landscape service, and general carpentry should not be recommended by the Zoning Board of Appeals and that Mr. Zellhofer's business be required to move to an appropriately zoned parcel.

Attorney Kennedy cross-examined Mrs. Duffy.

Petitioner Jerad Zellhofer was sworn in and read his statement to Board. He explained that he is the owner of Z-Best Enterprises, Inc. ("Z-Best") and Triple Z, LLC ("Triple Z"), both of which are located at 1749 Winding Rd., Amboy, Illinois. He said they currently employ twelve (12) to twenty (20) full-time employees depending on the season and have employed over 125 people in the last twenty-two (22) years, including many children from the Amboy Schools coop program.

He stated that he started Z-Best in 1999 as a lawn care, tree and small construction business. Also, around that time, he said he purchased the property known as 1749 Winding Rd. and built a pole building with living quarters to run his business out of.

Mr. Zellhofer said that over the years, his business grew as new services and products were added. However, the market crash around 2008 caused a lot of unemployed people to start up lawn care businesses due to the low overhead and his business was not able to compete. He said he knew he would have to evolve his business if he wanted to stay competitive.

In 2011, Mr. Zellhofer said they expanded the construction business to include making some of the products they use in their pole barn packages that they construct. He stated that part of the business has grown dramatically.

He went on to state that in 2015, he had to split the construction business (Triple Z) away from Z-Best due to a variety of insurance reasons. Both businesses operate out of the same property, share the same buildings, share several pieces of equipment and employees, legal and accounting, etc.

Mr. Zellhofer concluded that Z-Best and Triple Z have always given back to the community in several ways, included raising tens of thousands of dollars for the Amboy School District, supporting sports organizations, the Amboy Park District, the Sublette Park District, the Knights of Columbus, Depot Days, Amboy Police Department, Amboy Fire Department, Sublette Fire Department, the Lee County Sheriff's Department, and Girl Scouts of America. He stated that Z-Best has paid over \$610,000 in sales tax to the County and are poised to pay over \$100,000 to the County this year.

Mr. Zellhofer said that six (6) homes are located on Winding Road, and three (3) of them belong to his family members or employees. He has not received any complaints from any of the homeowners on that road.

Questions from the Board were heard.

Mr. Hughes asked Mr. Zellhofer if manufacturing of steel roofing and siding takes place at 1749 Winding Rd. Mr. Zellhofer said that it does.

Mr. Hughes asked Mr. Zellhofer if he was aware of the limits of operating a home occupation. Mr. Zellhofer was aware of the limitations.

Mr. Hughes asked Mr. Zellhofer if he felt requesting a special use permit in an Ag zone is appropriate given he had just stated he does manufacture at that location and almost two (2) dozen employees. Mr. Zellhofer said yes because there are joint businesses operating at that location.

Mr. Pratt asked Mr. Zellhofer if had rectified the building permit violations and penalties as of that evening. He said that per Mrs. Duffy, the permitting issues for 1749 Winding Rd. are not being addressed until the zoning issue has been resolved. He has not been given an amount due yet.

Attorney Kennedy asked Mr. Zellhofer if he felt like the property qualifies for the requested special use because of Triple Z and its construction of agricultural buildings. Mr. Zellhofer agreed.

Mr. Pratt asked Mr. Zellhofer if he had additional plans for 1749 Winding Rd. Mr. Zellhofer said they since he had to buy a little over an acre just south of the parcel, there are plans for some expansion of driveways and parking areas. He explained he had to buy the 1+ acre because he had built a structure there without a building permit and the structure was over his property line. Since his family owns the land surrounding 1749 Winding Rd., they were nice enough to sell Mr. Zellhofer the acre to rectify the illegal building placement and setbacks. Mr. Zellhofer did say there is potential for something being added in that recently purchased acre, but mainly gravel will be added.

Mr. Pratt explained to Mr. Zellhofer that he is already beyond the special use qualifications, but this Board cannot recommend that this property become zoned I-1, Planned Industrial District, which is what he needs, based on the property's location, the County's comprehensive plan, and the issue of spot zoning. Mr. Pratt has concerns that Mr. Zellhofer will continue to push the limits of the special use. Mr. Zellhofer said his second petition that will be heard that evening pertains to adding on to an existing Industrial zoned property that he obtained a couple of years ago. The special use permit would be a temporary fix to get to a permanent fix, which would be relocating his manufacturing business to the Industrial zoned property just south of Amboy on US Route 52.

Mr. Pratt asked about his intentions for 1760 Winding Rd. Mr. Zellhofer explained that the building and that location are multiple use. He said it primarily has trucks, farm equipment and tractors on it, but the building has lumber in it. Because of this, Circle F Farms who is the owner of the 1760 Winding Rd. will be applying for a special use permit in an Ag-1 zone for that property for the purpose of having a materials yard.

Mr. Forster asked Mr. Zellhofer how long he anticipates it will take to move his manufacturing business to the property that is already zoned for industrial use. Mr. Zellhofer said it was originally a 5-to-10-year plan when he initially obtained the zoning. At the end of 2020, he began to develop the property and he is finding out that he probably never should have bought the property. He said it is very narrow and sets 20 feet higher than the highway, which makes entry from the highway impossible. With current manufacturing layout, he said would need a building wider than what that property can accommodate. He said the main reason he is acquiring the additional parcel that will be referenced in his second petition later that night is so that he can create an entranceway to the property. He also mentioned the cost of building supplies is extremely high right now. All this makes it difficult to plan a large construction project so he is unable to say how long the move will take.

Mr. Buhrow asked the size of Mr. Zellhofer's industrial zoned property. He said it is approximately 7.6 acres.

Mr. Hughes stated that while the permit violations can be resolved, he has bigger concerns about having a manufacturing facility at this location that has more employees than is allowed under the definition of home occupation. He noted that the Board had recently turned down a petition like this, for a business that was construction only by nature and had fewer employees than Mr. Zellhofer. Mr. Hughes feels the request for a special use permit in an Agricultural District is inappropriate given the nature of Mr. Zellhofer's business and that this would require a zoning change, which is also not feasible. Mr. Hughes said he is not looking to put Mr. Zellhofer out of business, nor does he want him to have to tear buildings down but moving forward under a special use would be inappropriate.

Mr. Forster noted that the situation Mr. Hughes referred to that required the construction business to move from its residential location was done so because of it did not comply with the township's comprehensive plan. He agreed that he is also not trying to put Mr. Zellhofer out of business and he also noted that a special use would allow this Board to create conditions that could include deadlines.

Mr. Hughes understands that but still has concerns because Mr. Zellhofer could not commit to any sort of timeframe to move his businesses.

Mr. Forster suggested giving him a time limit, such as five years, and if he has not completed the move by then, he will have to come back before this Board with evidence of his progress.

Mr. Pratt agreed that a time limit is a good idea, although he is not sure how much time should be given. More importantly, he feels that any further growth of the business at 1749 Winding Rd. need to stop. He explained to Mr. Zellhofer that this Board cannot give him I-1 zoning at that location and the Board is not trying to put him out of business, so a compromise needs to be reached that is reasonable.

Mr. Zellhofer asked if both business operations would have to cease at that location. Mr. Hughes said the manufacturing operation is his main concern.

Attorney Kennedy addressed Mr. Pratt and proposed Mr. Zellhofer receiving a special use permit with a 5-year limitation to allow him to transfer his manufacturing business (Z-Best) to a different location, while maintaining the status quo at the present location. She feels that would be workable. Mr. Pratt said the general contracting business is also a concern, as it is not allowed in an ag zone.

Mr. Zellhofer said that the property taxes for that property are going to be approximately \$15,000 a year and unless he is generating some sort of income from that location, he is unsure how he will be able to afford the taxes. He wanted to know if he would be able to obtain an ag-related, special use permit for the construction business or something similar that falls under that classification once the manufacturing business has been relocated.

Mr. Hughes suggested tabling this petition for a month to allow Mr. Zellhofer and his attorney time to work on a proposal for relocating the offending businesses from the 1749 Winding Rd. He suggested Mr. Zellhofer discuss with Mrs. Duffy and/or his attorney to find out what type of businesses would be allowed at 1749 Winding Rd. if he wishes to continue using the buildings located at that property.

Mr. Buhrow asked Mr. Zellhofer if he farms any of the land his family owns. Mr. Zellhofer said that between him, his mother, his father, and his family, they own over 2,000 acres. Approximately 600 acres is tillable, but they do not personally farm those acres. The rest of the acres are involved in CRP maintenance, tree/forestry program and other types of maintenance related to the farms. At 1760 Winding Rd. is where a lot of the equipment for that maintenance is stored; however, some is stored in his grandfather's barn.

Mr. Zellhofer said that as far as he knows he has been paying taxes on all the structures located at 1749 Winding Rd., even the ones he did not obtain building permits for. He does not know who the current assessors are for Amboy Township and May Township.

Mr. Pratt asked Mr. Zellhofer if tabling this petition for one month would create a hardship. He said it would not. Mr. Pratt asked him to work with his attorney and with the zoning office to come up with a reasonable proposal for resolving this situation.

Glen Hughes made a motion to table Petition No. 21-P-1559 by Petitioner Jerad Zellhofer to the April 1, 2021 meeting of the Lee County Zoning Board of Appeals to allow Mr. Zellhofer and his attorney to draft a proposal to deal with the existing special use and moving the business to the industrial-zoned property. A second was discerned and there was no debate. A vote was taken, and all were in favor, 5-0. Motion passed.

The next order of new business was Petition No. 21-P-1560 by Petitioner Jerad M. Zellhofer. The parcel identification number is part of 02-15-26-200-002 and is located in Amboy Township. The parcel is zoned Ag-1, Agricultural and is approximately 6 acres in size. Petitioner is requesting a map amendment, for the purpose of conducting a business for construction of agricultural buildings, production of steel roofing, lawn care and landscaping services, and general carpentry.

Mr. Zellhofer had been already sworn in.

Mrs. Duffy confirmed with Attorney Kennedy that the map of the property she handed out to the Board is correct. She also noted that according to the Amboy Land Use Plan, this is an appropriate location for this type of request.

Mr. Zellhofer explained he is looking to acquire the property southeast and adjacent to PIN 02-15-23-300-007 that was rezoned to I-1, Planned Industrial District under Petition No. 19-P-1543. This property is also the old railroad right-of-way and non-tillable land. The reason he wishes to acquire this land is because there is an existing access drive located at the southern-most part of the property referenced in that evening's petition, where US Route 52 inclines and the proposed property declines. This would be the only way to enter the property from US Route 52. The purchase of this property is contingent on obtaining the zoning.

Mr. Zellhofer said that acquiring this property with the necessary access drive is one of many things he will need to do to develop the land so that he is able to move his manufacturing portion of his business to that location. He did note that the property is mostly too narrow to build on, but it does have the driveway which would be vital to moving his business.

Questions from the Board were heard.

Mr. Hughes asked Mr. Zellhofer how he plans to position his building on this property. Mr. Zellhofer said that this is one of the challenges he faces because even though the map shows the property being 115 feet to 130 feet wide in some places, the property slopes down on both sides; therefore, making the entire width of the property not usable for building. He is also still in the process of clearing the property and determining what he will be able to develop on. Also, as he's clearing the property, he's finding different elevations where multiple trail rails must have been located. Mrs. Duffy also noted that the front setback for an industrial zoned property is 65 feet from the front property line. Mr. Zellhofer said he was not aware of that.

Discussion was held on what constitutes a "front property line."

Mr. Zellhofer noted that he would like to be able to enter the property from Dry Gulch Road; however, within the last two years, ComEd has rerouted a transmission line and the pole for that line has been placed right where entrance to the property would be. He is not sure if he would be able to get ComEd to move the pole.

Mr. Zellhofer also noted that there is a main drainage culvert on his existing I-1 property that drains to the river so he would not be able to develop where that is located.

Mr. Zellhofer said in hindsight, he should have never bought the property. He said his family owned it and it was close to the City of Amboy, but he has encountered a lot of challenges since he started developing it. He said he would need to build a structure that is at least 125 feet wide; however, given the nature of the property's elevation, setbacks, driveways, etc., the property is not big enough. He is trying to make this work because there are not a lot of industrial-zoned properties in Lee County.

Mr. Pratt said the main concern of this Board is whether to recommend this petition to the County Board, not how Mr. Zellhofer places his buildings. Mr. Pratt then made a motion to recommend

to the Lee County Board that Petition No. 21-P-1560 by Petitioner Jerad M. Zellhofer be approved. A second was discerned.

The Board reviewed the Map Amendment Due Process Standards and made findings thereon.

1. The existing uses of nearby property. Gene Bothe made a motion that this project will be adjacent to a parcel that is zoned I-1, Planned Industrial District and this will be an extension of that parcel; and other nearby property is Ag-1, Agricultural District and one other I-1 zoned property. A second was discerned and there was no debate. A vote a taken, and the ayes prevailed, 5-0. Motion passed.
2. The extent property values will be diminished by any zoning restrictions. Glen Hughes made a motion that the property values should increase rather than diminish based on the development of the property. A second was discerned and there was no debate. A vote a taken, and the ayes prevailed, 5-0. Motion passed.
3. The extent to which the destruction of property values promotes the public health, safety and welfare. Glen Hughes made a motion that it is not anticipated that property values will be diminished or disturbed. A second was discerned and there was no debate. A vote a taken, and the ayes prevailed, 5-0. Motion passed.
4. The gain to the public versus the hardship to the individual property owner. Glen Hughes made a motion that it would appear there would be no hardship to the property owner and the gain to the public would be increased tax revenue and employment. A second was discerned and there was no debate. A vote a taken, and the ayes prevailed, 5-0. Motion passed.
5. The suitability of the subject property for zoned purposes. Glen Hughes made a motion that it would be consistent with adjacent properties and no other definable use is noted at that time. A second was discerned and there was no debate. A vote a taken, and the ayes prevailed, 5-0. Motion passed.
6. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the subject property. Glen Hughes made a motion that in context of land development in the vicinity of the subject property, it has been vacant as currently zoned for not less than 20 years. A second was discerned and there was no debate. A vote a taken, and the ayes prevailed, 5-0. Motion passed.
7. The compatibility of the present, and proposed, classification with the comprehensive plan. Glen Hughes made a motion that as presented by Zoning Administrator Dee Duffy, the use is consistent with Amboy's comprehensive plan. A second was discerned and there was no debate. A vote a taken, and the ayes prevailed, 5-0. Motion passed.
8. Whether there is a public need in the neighborhood for the proposed use. Glen Hughes made a motion that a public need in the neighborhood is undetermined, although the Petitioner has a specific need relevant to his business. A second was discerned and there was no debate. A vote a taken, and the ayes prevailed, 5-0. Motion passed.

A vote was taken Mr. Pratt’s original motion to recommend this petition be approved by the County Board, and the ayes prevailed, 5-0. Motion passed. Chair Forster announced this matter will go before the Lee County Board on March 18, 2021, at 6:00 p.m.

There was no other new business.

Under other business, the Board discuss changing the hearing times for the Zoning Board of Appeals from 7:00 p.m. to 9:30 p.m. to 6:00 p.m. to 8:30 p.m. After brief discussion, Glen Hughes made a motion that the hearing times for the ZBA will be as follows:

January	6:00 p.m. to 8:30 p.m.	July	7:00 p.m. to 9:30 p.m.
February	6:00 p.m. to 8:30 p.m.	August	7:00 p.m. to 9:30 p.m.
March	6:00 p.m. to 8:30 p.m.	September	7:00 p.m. to 9:30 p.m.
April	6:00 p.m. to 8:30 p.m.	October	7:00 p.m. to 9:30 p.m.
May	7:00 p.m. to 9:30 p.m.	November	6:00 p.m. to 8:30 p.m.
June	7:00 p.m. to 9:30 p.m.	December	6:00 p.m. to 8:30 p.m.

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

The next item of other business regarding Petition No. 20-P-1550 by Petitioners Brian and Kelly Florschuetz. In early 2020, the Petitioners were given one year to build a home on PIN 02-15-27-200-008. He has reached out and requested an extension as he does not yet have the foundation in. Chair Forster directed Mrs. Duffy to put it on the April 1 agenda and the Board would vote on an extension at that time.

The next item of other business was the withdrawal of Big Sky’s petition to repower. Big Sky Wind Farm has been sold to a different company who prefers to work with a different equipment manufacturer. Since the specifications of the new turbines have changed, they will need to repetition based on the new equipment.

The last order of business was a motion to adjourn Petition No. 20-P-1558 by Petitioner South Dixon Solar, pursuant to the County Board's vote on the petition. Glen Hughes made a motion to adjourn the petition, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed, 5-0. The motion passed.

At 8:52 p.m., Mr. Buhrow made a motion to recess until after the County Board convenes on March 18, 2021. A second was discerned and there was no debate. A vote was taken, and the ayes prevailed, 5-0. Motion passed.

Respectfully submitted,

/s/ _____
Alice Henkel