

STATE OF ILLINOIS)
) ss
COUNTY OF LEE)

TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION)
)
 OF)
)
 First State Bank)
 706 Washington St.)
 Mendota, IL 61342)

PETITION No. 23-P-1618

RECEIVED

OCT 05 2023

BY: Dee Duffly

PETITION FOR VARIANCE

The Petitioner, First State Bank, state as follows:

1. The Petitioner owns real estate legally described as: PPN# 05-17-08-302-016 & 05-17-08-302-015
2. This property is located at Johnson St & 2nd St. Property is located in Brooklyn Township, Section 8, Lots 9 to 13 & Part of Chicago and Rock River Railroad in block 5 in the town of West Brooklyn
3. The property is zoned _C-1 Neighborhood Office and Business District
4. The Petitioner desires a Variance for Reduction in front yard setback from 25' to 3' along Johnson St. and from 25' to 14'6" along 2nd St. The reduction is required on this project to allow for the drive-thru to go around the building on the South and East sides and for the employee off street parking to avoid the drop off of grade into the drainage ditch that runs in the Chicago and Rock River Railroad section of the property. The front yard setback also allows for the exiting power pole along 2nd St to remain in place. This adjustment in setback will also put the new building in line with all other surrounding existing buildings. Per County Code, Chapter 10, Article B Variations, 10-10B-1 Applications C. and E. 1.

DATED this 05 day of October.

Craig Duffly - Agent for
Petitioner First St. Bank

All persons in attendance at the hearing shall have an opportunity to be heard. Any person who also wishes to appear as an "interested party" with the right to cross examine others at the hearing must complete and file an appearance form with the Lee County Zoning Office no later than five (5) business days before the date of the hearing. The application for this rezoning is on file with detailed description and available for examination at the Zoning Office, 112 E 2nd Street, Dixon, Illinois.

ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD:

Date: Thursday, November 2, 2023, at 6:00 p.m., 3rd floor, Boardroom

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