

STATE OF ILLINOIS)
)
COUNTY OF LEE)

TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION)
)
OF)
)
Petitioner's Name: Michael & Tammy Doughty)
)
Address: 88 Palmyra Road)
)
Sterling, IL 61081)
)

PETITION NO. 24-P-1626

RECEIVED

MAY 10 2024

BY: ah

PETITION: VARIANCE

The Petitioner, Michael and Tammy Doughty states as follows:

1. The Petitioner owns the real estate legally described as: PPN# 16-07-06-200-012
2. The property is located at 88 Palmyra Rd, Sterling, IL. Property is located in Palmyra Township, Section 6, TWP 21 RNG 8 PT G.L. 1 NEQ
3. The property is presently zoned as: AG-1
4. Variance requested for: See attached.

[Signature]
Petitioner
5/10/24
Date

Send Bill to:
Michael Doughty

88 Palmyra Rd

Sterling, IL

Phone: 815-622-2868

ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD:
Date: June 6, 2024, at 7:00 p.m. 3rd floor, Boardroom
Old Lee County Courthouse, 112 East Second Street, Dixon, Illinois 61021

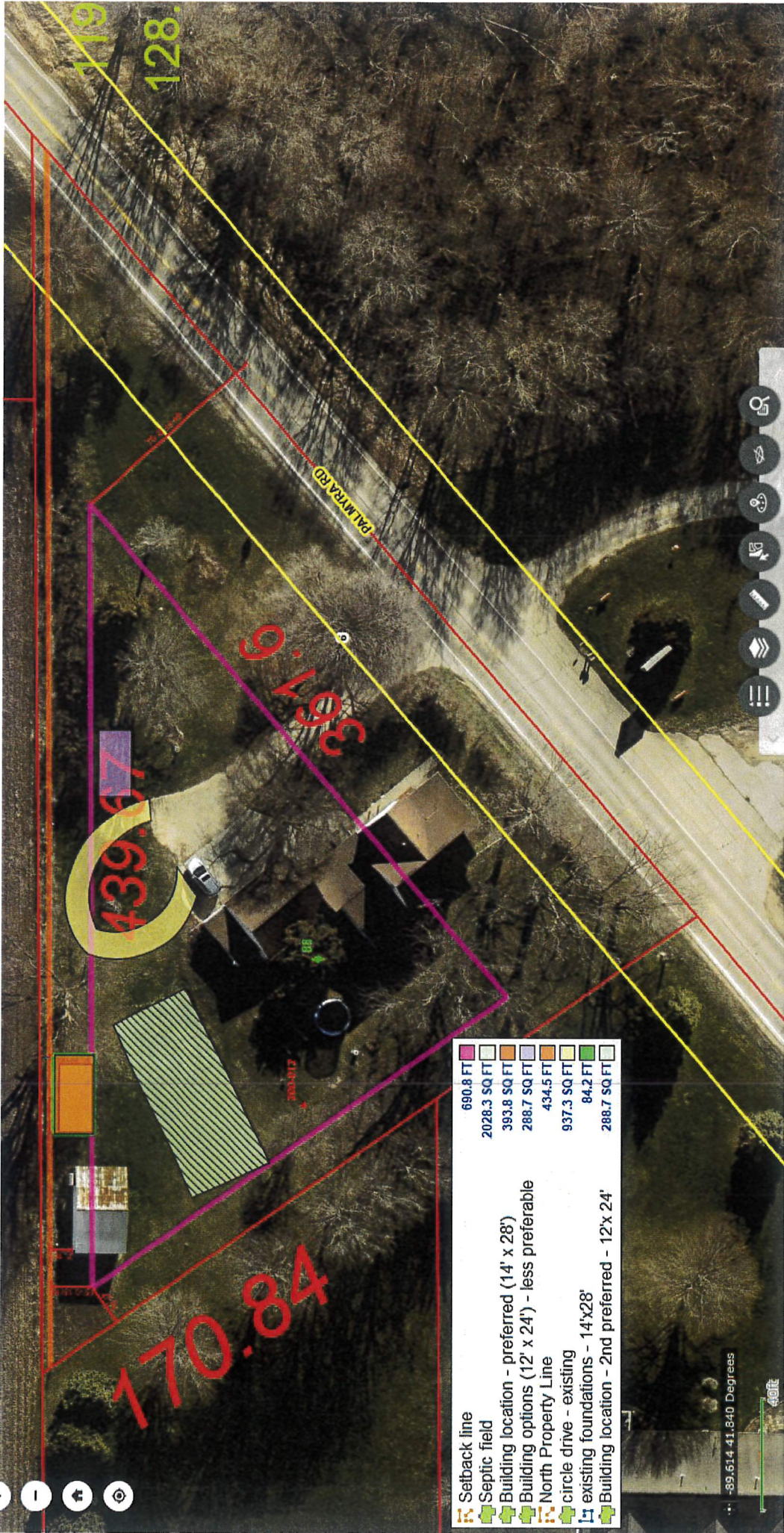
VARIANCE REQUEST
88 Palmyra Road, Sterling, IL

We are requesting a variance to construct a single garage/storage building (approximate size – 14' x 28' with 10' walls) along the north property line. The preferred site as shown on attachment A, requires a variance due to the location being within the 15' setback requirement. This location previously had a building as evidenced by the remaining foundations.

This variance is requested based on Section 10-10B-1 E.2 due to the irregular size of the lot and locations of other facilities on the property. There is an open area in the northwest portion of the property, however, as noted on attachment A, most of this area includes the septic field for the property, and therefore is unavailable for placing a building.

There is a site just to the east of the circle drive that would not require a variance, however, construction at this location blocks some of our landscaping, and we would prefer this building not be visible from the front of the house. Most of the rest of the front yard is unavailable due to the 75' setback requirements. Additionally, we have had some discussions toward the possibility of installing a solar power system, and this location is the best location for the solar panels, according to the solar installers we have contacted. We are not currently planning to install such a system but would like to maintain the option.

We have included attachment B showing the surrounding properties. The adjoining property to the north is an agricultural field, so we expect the impact to that property to be minimal.



Setback line	690.8 FT
Septic field	2028.3 SQ FT
Building location - preferred (14' x 28')	393.8 SQ FT
Building options (12' x 24') - less preferable	288.7 SQ FT
North Property Line	434.5 FT
circle drive - existing	937.3 SQ FT
existing foundations - 14'x28'	84.2 FT
Building location - 2nd preferred - 12'x 24'	288.7 SQ FT

40ft
-89.614 41.840 Degrees

B



by PIN, Owner, Address