

AGENDA

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JO DAVIESS COUNTY PLANNING COMMISSION/ZONING BOARD OF APPEALS

Wednesday, April 22, 2026 at 7:00 PM

Jo Daviess County Highway Department Building
1 Commercial Drive, Hanover, IL 61041

Phone: 309-205-3325

Phone: 312-626-6799

Meeting ID: 987 1063 7085

Password: 790554

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- I. Call to Order
 - II. Roll Call
 - III. Establishment of a Quorum
 - IV. Approval of Minutes
 - A. Minutes (DRAFT) of the March 25, 2026 Meeting.
 - V. Unfinished Business

None.
 - VI. New Business
 - A. CASE NO 26-19: Petition of Ashley Hartzell (2947 E MT Sumner RD, Scales Mound, IL 61075) owner and Chet VanRaalte (P. O. Box 1, Scales Mound, IL 61075), petitioner for a Variance from the front-yard setback to permit a 57-foot setback where 80-feet is normally required (Jo Daviess County Zoning Ordinance, Section 8-3A-6 A 1c). Property is zoned Agricultural (AG). Located at: 2947 E MT Sumner RD, Scales Mound, IL 61075.
 - B. CASE NO 26-22: Petition of Maureen & Richard Kordesh (220 N Marion ST - Unit 1B, Oak Park, IL 60302) and Kathleen & Jake Emery (426 N Humphrey AVE, Oak Park, IL 60302) owners/petitioners for:

A Variance from the front-yard setback to permit a 29-foot setback where 30-feet is normally required for a six-bedroom residence to be licensed for Guest Accommodations (Jo Daviess County Zoning Regulations, Section 8-5B-46 B 4); and

A Variance from the side-yard setback to permit a 26.1-foot setback where 30-feet would normally be required for a six-bedroom residence to be licensed for Guest Accommodations (Jo Daviess County Zoning Regulations, Section 8-5B-46 B 4).

Property is zoned Planned Residential (RP). Located at: 10 Arrow Wood LN, Galena, IL 61036
 - VII. Citizens' Comments (Matters not otherwise on the Agenda)
 - VIII. Reports and Comments (Commission Members and Staff)
 - IX. Adjourn

The next REGULAR meeting of the Planning Commission/Zoning Board of Appeals will be held on Wednesday, May 27, 2026.