

AGENDA

[Join Zoom Link](#)

JO DAVIESS PLANNING COMMISSION/ZONING BOARD OF APPEALS

Wednesday, July 23, 2025 at 7:00 PM

**1 Commercial Dr
, Hanover, IL 61041**

Phone: 309-205-3325

Phone: 312-626-6799

Meeting ID: 986 3632 5254

Password: 229369

-
- I. Call to Order**
 - II. Roll Call**
 - III. Establishment of a Quorum**
 - IV. Approval of Minutes**
 - A. June 25, 2025**
 - V. Unfinished Business**
 - VI. New Business**
 - A. Case No 25-29: Dennis & Judith Miller (9359 Powder House Hill RD, Galena, IL 61036), petitioner/owner; petition for a variance from the side yard setback requirements to permit a setback of 23.8 feet from the west property line and 22.5 feet from the east property line from the required 30 feet required to permit the home to be licensed for Guest accommodation as a six bedroom home. Property is currently zoned: RP Planned Residential. Commonly known as: 8 Trillium Lane, Galena IL 61036**
 - B. Case No 25-30; Stephenson Service Company (Jay Kempel, General Manager – 410 South Hancock Ave, Freeport, IL), petitioner & Thomas L and Judith A Schuldt Living Trust (12275 E Howardsville RD, Stockton, IL), owners petition for a map amendment/rezoning from AG Agricultural to I Industrial of approximately 8.016 acres. Property location: property surrounding 1859 IL Route 78 N, Stockton IL 61085.**
 - VII. Citizens' Comments (Matters not otherwise on the Agenda)**
 - VIII. Reports and Comments**
 - IX. Adjourn: Next Regular Meeting: August 27, 2025 at 7:00 p.m.**