

AGENDA

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JO DAVIESS COUNTY PLANNING COMMISSION/ZONING BOARD OF APPEALS

Wednesday, August 27, 2025 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. PC/ZBA Minutes of July 23, 2025
 - V. Unfinished Business
 - VI. New Business
 - A. CASE NO 25-31: Paul & Rita Steen (4145 IL Route 78 S, Stockton, IL 61085), petitioners/owners; Variance from the rear-yard setback requirement in the Agricultural (AG) District to permit a rear setback ranging from 14-feet to 32-feet for a detached accessory building (pole barn), where a 40-foot setback would normally be required; pursuant to Section 8-3A-6 A 3 of the Jo Daviess County Zoning Ordinance; on property zoned AG (Agricultural). Property located at: 4145 IL Route 78 S, Stockton, IL 61085
 - B. CASE NO 25-32: Marcin Szewczyk & Alexis Janik (1402 Clove CT, Mount Prospect, IL 60056), petitioners/owners; Variances from side-yard setback requirements to permit a setback of 16-feet from the west property line and 11.97-feet from the east property line where 20-feet would normally be required pursuant to Section 8-5B-46 B 4a of the Jo Daviess County Zoning Ordinance and to permit a parking slope that exceeds the 8% maximum slope, as required by Section 8-5B-46 B 1 of the Jo Daviess County Zoning Ordinance, by 0.2% in order to permit the home to be licensed for Guest Accommodations as a 4-bedroom home; on property zoned RP (Planned Residential). Property located at: 3A39 General Grant DR, Apple River, IL 61001
 - VII. Citizens' Comments (Matters not Otherwise on the Agenda)
 - VIII. Reports and Comments (Commission Members and Staff)
 - IX. Adjourn

NEXT REGULAR MEETING: September 24, 2025