

AGENDA

JO DAVIESS COUNTY PLANNING COMMISSION/ZONING BOARD OF APPEALS

Wednesday, September 24, 2025 at 7:00 PM

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

[Join Zoom Link](#)

Phone: 309-205-3325

Phone: 312-626-6799

Meeting ID: 987 1063 7085

Password: 790554

(NOTE: The functionality of the Zoom Link is not guaranteed; interested parties are strongly encouraged to attend the meeting in-person to ensure their ability to participate in the proceedings.)

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- I. Call to Order
 - II. Roll Call
 - III. Establishment of a Quorum
 - IV. Approval of Minutes
 - A. Review and Approve the Minutes of the Regular Meeting of August 27, 2025.
 - V. Unfinished Business

There is no Unfinished Business
 - VI. New Business
 - A. CASE NO 25-38: Buckhill Properties LLC (Donald L Wolf Jr/David M Wolf Sr/Rebecca R Evans/Deann J Dinelli, 44 N Virginia ST, Crystal Lake, IL 60014), petitioners/owners; Variance from the front-yard setback requirement in the Agricultural (AG) District for a new home that is to be constructed following demolition of an existing residence that is to be licensed for Guest Accommodations, to permit a front setback from the centerline of Buckhill RD of 54.23-feet where 80-feet is required (Sections 8-3A-6 A 1 c and 8-5B-46 B 4c 3 of the Jo Daviess County Zoning Regulations) and from the rear-yard setback requirement (Section 8-3A-6 A 3 of the Jo Daviess County Zoning Regulations) to permit a 37.53-foot setback where a 40-foot setback would normally be required; on property zoned AG (Agricultural). Property located at 8285 W Buckhill RD, Galena, IL 61036
 - B. CASE NO 25-39: Steven & Kimberly Weber (8373 N Badger RD, East Dubuque, IL 61025), petitioners/owners; Variance from the maximum floor area for non-agricultural accessory structures in the Agricultural (AG) District to permit the construction of a 960 square foot addition onto an existing accessory building, where the total floor area of accessory buildings on the property exceeds the 5,000 square foot maximum permitted by Section 8-3A-4 B 2 of the Jo Daviess County Zoning Regulations; the property presently contains roughly 19,500 square feet of accessory buildings; on property zoned AG (Agricultural). Property located at 8101 N Badger RD, East Dubuque, IL 61025
 - C. CASE NO 25-40: Hania L Watson 2022 Revocable Trust Agreement (Hania L Watson, Trustee – 2237 JoAnn DR, Dubuque, IA 52002), petitioner/owner; Special Use Permit to allow the construction of a single-family residence on a property containing fewer than 40-acres; on property zoned AG (Agricultural). Property located at 4565 NE Miner RD, Galena, IL 61036
 - VII. Citizens' Comments (Matters not Otherwise on the Agenda)
 - VIII. Reports and Comments

IX. Closed Session

X. Possible Actions as a Result of Closed Session

XI. Board Member Concerns

XII. Adjourn

The next meeting is WEDNESDAY, OCTOBER 22, 2025