

AGENDA

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JO DAVIESS COUNTY PLANNING COMMISSION/ZONING BOARD OF APPEALS

Wednesday, October 22, 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. Minutes of September 24, 2025
 - V. Unfinished Business
 - VI. New Business
 - A. CASE NO 25-46: Petition of the Dale Nederhoff Trust (50 Stony Point, Galena, IL 61036), owner & Lisa Viertel, Trustee (1825 Horizon CT, Dubuque, IA 52001), petitioner; request for a Variance to permit a side-yard setback of 11.56-feet where a 20-foot setback would normally be required pursuant to Section 8-5B-46 B 4a of the Jo Daviess County Zoning Ordinance, for a 4-bedroom home to be licensed for Guest Accommodations; property is situated within a Planned Residential (RP) zone. Property location: 50 Stony Point, Galena, IL 61036
 - B. CASE NO 25-47: Petition of the Eldon & Cynthia Middendorf (8520 N High Ridge RD, East Dubuque, IL 61025), owners and Olivia & Eldon Middendorf (8520 High Ridge RD, East Dubuque, IL 61025), petitioners; request for a Variance from the required 150-feet of public road frontage at the road right-of-way as required by Section 8-3A-4 D of the Jo Daviess County Zoning Ordinance; property situated within an Agricultural (AG) District. Property location: property lies south of 8363 N High Ridge RD, East Dubuque, IL 61025 and will have an address to-be-determined on Middendorf RD.
 - C. CASE NO 25-41: Petition of Terry Havens (509 West Monroe Street, Hanover, IL 61041) & Hunter Havens (850 Young Street, Galena, Illinois, 61036), petitioners/owners; request for a Special Use Permit to allow for a rural business of logging and firewood, pursuant to Section 8-5A-6 of the Jo Daviess County Zoning Ordinance. (This is a proposed extension of the Special Use Permit granted by the Jo Daviess County Board on September 10, 2024 for a period of one-year); property is situated within an Agricultural (AG) zone. Property location: 9681 IL Route 84 S, Hanover, IL 61041
 - VII. Citizens' Comments (Matters not otherwise on the Agenda)
 - VIII. Reports and Comments (Commission Members and Staff)
 - IX. Adjourn

The next meeting is WEDNESDAY, NOVEMBER 19, 2025 (Meeting is One Week Early Due to Thanksgiving Holiday)

