

JO DAVIESS COUNTY
PLANNING COMMISSION/ZONING BOARD OF APPEALS
MEETING MINUTES
APRIL 22, 2026

I. Call to Order

Chair Huschitt called the meeting to order at 7:00 PM on Wednesday, April 22, 2026 at the Jo Daviess County Highway Department Conference Room, 1 Commercial Drive, Hanover, Illinois.

II. Roll Call

Roll Call was answered as follows: Present – Gary Diedrick, Don Hill, Steve McIntyre, Ron Mapes, Peter Huschitt. Present: 5. Present electronically – 0. Present electronically: 0. Absent – None. Absent: 0.

Also in attendance: William Meeker, Planning & Development Administrator; Melissa Soppe, Planning & Development Office Manager.

III. Establishment of a Quorum

Chair Huschitt declared that a quorum of members was present.

IV. Approval of Minutes

A. Minutes (DRAFT) of the March 25, 2026 Meeting.

A motion to approve March 25, 2026 Planning Commission/Zoning Board of Appeals Minutes (DRAFT) was made by Gary Diedrick and seconded by Don Hill.

The motion carried by roll call vote. Ayes – Gary Diedrick, Don Hill, Steve McIntyre, Peter Huschitt. Ayes: 4. Abstain — Ron Mapes. Abstain: 1. Nays – None. Nays: 0. Absent – . Absent: 0.

Administration of Oath: Chair Huschitt administered the oath to those present and via Zoom who wish to testify as part of the proceedings.

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.**

ZONING DISTRICT: Agricultural (AG)

ACRES: 0.99-acre

PARCEL NO: 01-000-105-20

Wastewater Treatment: The septic system for this property was upgraded to serve a three-bedroom home without a garbage disposal in 2005. The drain field is located across the driveway to the east of the home. The Variance request should not affect the existing system. Any increase in bedroom number would require upgrades to the system.

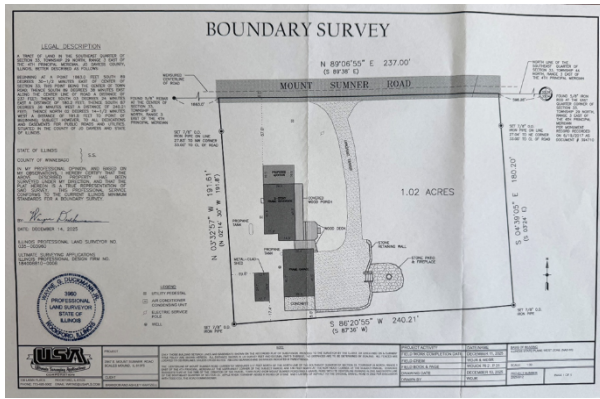
Access Considerations: The County Highway Engineer has no concerns regarding the existing access to the property.

Other Considerations: The subject property is situated on the south side of MT Sumner RD, 500-feet east of its intersection with N Lake NO 1 RD, roughly one-mile north of Apple Canyon Lake in Apple River Township. The 0.99-acre property is the site of a residence constructed in 1935 and detached three-car garage. The petitioner wishes to construct a 16.5' x 26.5' bedroom addition on the north side of the home in order to accommodate the conversion of an existing bedroom into a laundry room. As proposed, the addition will be placed 57-feet from the centerline of MT Sumner RD, where an 80-foot setback is normally required. The petitioner states that the proposed location for the addition is the best location due to the location of the garage and septic system.

Location Map



Site Plan



Standards for Variations: The Zoning Board of Appeals shall make findings of fact based upon the evidence presented to it specifying the reason for making such variation including findings with respect to the following standards:

1. The physical surroundings shape, or topographical conditions of the specific property will cause practical difficulties or a particular hardship to the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
2. The conditions upon which a petition for a variation is based are unique to the property for which the variation is sought and are not applicable generally to other property within the same zoning classification.
3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by persons presently having an interest in the property.
5. The granting of the variation will not alter the essential character of the locality, and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public street, or increase the danger of fire or flooding, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
7. The variation requested is the minimum variation that will make possible the reasonable use of the land or structure.

Variance Findings of Fact/Explanation of Criteria:

1. What is there about the physical nature of this particular site that creates a necessity for a

variance?

2. What is there about the request in general that distinguishes itself from other properties in this same zoning classification?
3. Is the purpose of this request to solve a problem for the property owner or strictly to increase the value of the property for purposes of selling it?
4. From the testimony, who was responsible for creating the situation which now requires that a variance be granted on this property?
5. Will this request be out of character with the neighborhood (such as allowing a forty-foot structure in a high-density residential area)? Will it be detrimental to the public, such as creating a blind spot at an intersection?
6. What affect will this variation have on the public's safety or on the value of other property or improvements to property in the area?
7. Can reasonable use be made of this property without the variance and is the variance requested the least amount needed? (Have they asked for a 20-foot variance, when only a 10-foot variance is needed?)

Ashley Hartzell, owner & Chet Van Raalte, petitioner

Nothing additional.

Public Testimony Opened

None

Public Testimony Closed

Huschitt states that this is relatively straight forward and plenty of setback from the north once the addition is added to the road.

Standards for variance: 1 - yes; 2 - yes; 3 - true; 4 - true; 5 - true; 6 - true; 7 - true

Standards are met.

A motion approve 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 was made by Gary Diedrick and seconded by Ron Mapes.

The motion carried by roll call vote. Ayes – Don Hill, Steve McIntyre, Ron Mapes, Peter Huschitt, Gary Diedrick. Ayes: 5. Nays – None. Nays: 0. Absent – . Absent: 0.

- 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

ZONING DISTRICT: Planned Residential (RP)

ACRES: 0.81-acre

PARCEL NO: 06-208-005-00

Wastewater Treatment: The septic system for this property was installed in 1994 and upgraded in 2021 and 2026 to meet code requirements for a six-bedroom house without a garbage disposal. The system is located behind the house and should not be affected by this request.

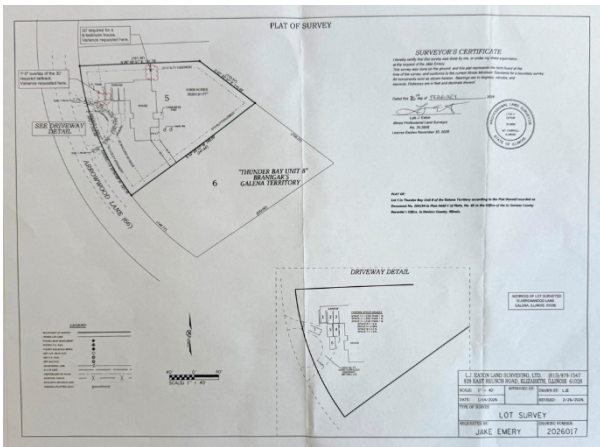
Access Considerations: The County Highway Engineer has no concerns regarding the existing access to the property.

Other Considerations: The subject property is situated on the east side of Arrowwood LN, roughly 1,000-feet south of its intersection with Thunder Bay RD in the Galena Territory resort community. The 0.81-acre property is the site of a six-bedroom residence constructed in 1994 (originally as a three-bedroom residence with a fourth bedroom added later and additional bedrooms added more recently). The petitioners will ultimately seek approval of a Guest Accommodation License for the property, however, the front-yard setback between the structure and Arrowwood LN 29-feet where 30-feet is normally required and the side-yard setback between the structure and the northerly property line is at a 26.1-foot setback where 30-feet setback would be required for a home of this size for short-term rental (Section 8-5B-46 4a of the County Zoning Regulations). If the Variances are approved, the property owner will then be required to apply for a Zoning Certificate as a precursor to applying for a Guest Accommodations License.

Property Location



Site Plan



Standards for Variations: The Zoning Board of Appeals shall make findings of fact based upon the evidence presented to it specifying the reason for making such variation including findings with respect to the following standards:

1. The physical surroundings shape, or topographical conditions of the specific property will cause practical difficulties or a particular hardship to the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
2. The conditions upon which a petition for a variation is based are unique to the property for which the variation is sought and are not applicable generally to other property within the same zoning classification.
3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by persons presently having an interest in the property.
5. The granting of the variation will not alter the essential character of the locality, and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public street, or increase the danger of fire or flooding, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
7. The variation requested is the minimum variation that will make possible the reasonable use of the land or structure.

Variance Findings of Fact/Explanation of Criteria:

1. What is there about the physical nature of this particular site that creates a necessity for a variance?
2. What is there about the request in general that distinguishes itself from other properties in this same zoning classification?
3. Is the purpose of this request to solve a problem for the property owner or strictly to increase the value of the property for purposes of selling it?
4. From the testimony, who was responsible for creating the situation which now requires that a variance be granted on this property?
5. Will this request be out of character with the neighborhood (such as allowing a forty-foot structure in a high-density residential area)? Will it be detrimental to the public, such as creating a blind spot at an intersection?
6. What affect will this variation have on the public's safety or on the value of other property or improvements to property in the area?
7. Can reasonable use be made of this property without the variance and is the variance requested the least amount needed? (Have they asked for a 20-foot variance, when only a 10-foot variance is needed?)

Diedrick asks if there are any active Guest Accommodations licenses in the area.

- Soppe states that we are having connection issues with computers, but not sure that there are any active in this area.

Jake Emery, owner and Maureen Kordesh, owner

Jake states, we are applying for 2 variations as indicated in the staff report. The current house is 6 bedrooms and the way it has been shown and drawn originally in 1994 was 3 bedrooms and then added a 4th, but currently there are 6 usable bedrooms. Part of this is to reclassify as a 6 bedroom house, we have a large family several family members married and kids, we need the space for that type of thing. The drain field has been updated to accommodate the 6 bedrooms. The garbage

disposal is gone. The house is currently for all the items that are required to meet a 6 bedroom have been taken care of. The second goal is that we have family members in Iowa and other places around the Midwest to have a place for all of us to meet and in the meantime use it as a Guest Accommodations when we are not using it. We have been using it almost every weekend or during the week sometimes when you are off teaching and use it quite often as well. It would be just a way for us when we are not using it to be able to pay for the property that we purchased. It is mainly for family. We have been meeting in Galena for a couple years and it was a good place for all of us to meet in the middle. We love the area and town and is a beautiful neighborhood.

Maureen states, I want to make it clear that because we have four adult married children and they have kids, so we need five bedrooms just for the adults and the sixth bedroom for the kids. As Jake said we have family in Des Moines and in Chicago and it is a great place to meet. We actually came to this idea because we rented a place a couple years ago and fell in love with it and decided to buy a house here.

Jake states that the garage overlaps the front setback no matter what, it was built improperly and has nothing to do with the Guest Accommodations. If it wasn't for the side setback we would have just requested an administrative variance.

Huschitt states that the use of the home with your family is not the trigger of this request, it is the use of the Guest Accommodations. The best that you can if you can quantify over a 52 week period from a percentage basis how often are you using it for family and friends versus how often it may be rented out.

- Jake Emery states that having not rented it yet it is kind of hard to know that exactly, but I would say that the other owners have been there every other week since we have bought the property, often using for longer periods of time so if I had to guess it would be half, but also we do have other family members that have been wanting to use it as well and we have been using it with my family, Maureen is my mother-in-law. Maureen states that maybe rented 6-8 days a month.

Mapes ask if you don't look to have many guests accommodations, but have more family come. Will you rent it out to strangers?

- Maureen states that we will rent to some strangers.

Public Testimony Opened

Don & Beth Rupp, 12 Arrowwood Lane, Galena, house to the south

- Don - We moved here last May. On the map we are the house to the south. From our bedroom to their deck is 60 feet. We are full time residents. There are 8 homes on our street, 5 full time and 3 part time and 4 of the residence are here to talk. There are no active rentals on our street currently. That is one reason why we bought on this street. we have been looking at Galena Territory for five years, most of the rentals are up by the core where all the amenities are such as the golf course, inn, we are by Thunder Bay Falls away from anything.

We wanted a quiet country setting, we purchased as far from the core as we could. We know what rentals bring to our neighborhood, they bring noise, traffic, tourism, that house if you make it a 6 bedroom house will have more people than our entire street of full time residents of 12. The house if you make it a 6 bedroom would be allowed 14 people. That is a lot of people in a little area. Our neighbors mentioned more than once that they wanted to just use it for themselves and family and friends, but why would you need to have a rental company if you are only using it for family and friends. They told their landscaper that it would be just family and friends, why would you need a rental contract for that? Our biggest issue is quality of life, we think our quality of life will be impacted if you potentially put 14 people on a very small deck about 55 feet from our bedroom. I doubt if there are that many people that they will be going to bed early. I don't know if you know, but the quiet hours in the Galena Territory are 8 pm to 8 am or 7am on weekdays. That is some pretty good quiet hours, I have used it before, the closest rental we have is about 1/3 of a mile from us and I called security on that rental because they were so loud, sound carries. But of all the neighbors, we are the closest. The property line is only about 10 feet from our house so if people are playing in their back yard catching footballs or whatever they are doing, they are only 10 feet from our actual house. I would put trees up to block that if I could, but there is no room. We have looked into that. The traffic potential, there is very little traffic on our road now, most of the contractors say it is one of the quietest roads in the Galena Territory and that is why we like it. If you put that many people in that house there will be more traffic, potential for trespassing because their property line is so close to our house.

- Beth - As my husband said, we moved here because it is quiet, we like the neighborhood, we like the city and everything about it. This will affect our property values, this will affect our quality of life, there are 10 full time people on the street. When the house was for sale it did not have a rental license, there were houses in the Galena Territory that were for sale and comparable houses that had an active rental license. If someone wanted to buy a rental, they had the opportunity and still do, there are currently houses for sale with active rental licenses. If someone buying a house in a residential neighborhood with intent to make it a commercial business rental property, I would have knocked on the doors of the homes on that street and said we want to buy this house and turn it into a rental, they would have said no thank you, we don't want any here. They should have spoken with the neighborhood, they should have investigated, I don't know if they did or not, but they didn't knock on our door, they didn't knock on our neighbors' doors. We are invested in this community, we don't hop in once a weekend, we live here. My husband is a member of the volunteer fire department, I am active in the GTA volunteering, I am active in the riding center, we live here and this is our community. My husband was down in Lena Illinois responding after the tornado. I would love to see a family there to enjoy the property, it is a beautiful home and location for a family, not a rental, not a frat party, not a bachelor party, not someone knocking golf balls off the back deck, not someone playing beer pong on the back deck, or whatever. I do not have the statistics, but if anybody is familiar with the GTA there is an inordinate number of calls to the fire department and for emergency services, which are for rentals, drunk people doing damage to themselves and properties, damage the neighbors properties and golf courses. We are not on the golf course so that is great, however if we drive home at night we don't want partying people in the middle of the road, we don't want that nonsense going on. When our family comes over we want to be able to be on our deck and enjoy our home. A full or part

time family would be wonderful, not a rental.

Veronica & Larry Michelau, 2 Arrowwood Lane, Galena

- Our property does not meet theirs, we are 2 houses down (beginning of street). My husband and I live here full time, retired here, we looked for a year and a half at many, many houses in the Galena Territory and our first question was always how many rentals are on this street, we want to live here full time and we want to retire, we want a quiet family oriented street. We bought our house, it was a foreclosure, we have put hundreds of thousands of dollars into it. It is a quality of life issue for us, we have no children living at home, but we have 2 grandchildren and a daughter and son-in-law that visit us quite often and they ride their bikes, they play baseball, they run up and down and with scooters. Other than every hour a car coming down the street, it is a safe wonderful place for them to visit and play. My husband and I moved from an area that was surrounded by rentals and one of the reasons was because of the noise, because of the drinking, because of the partying, because of the police activity. It just seemed like we could never get away from it. If granting this variance is a reason to give a guest license, I am completely against it, we welcomed these neighbors when they bought the house. Don and Beth had them over, we brought a bottle of wine and we all got to know each other, it was simply we bought this house and I said what are you going to do with a 5,000 square foot house, oh we have a big family and it is only for family, we welcome families. Our entire block is wonderful when our grandchildren are visiting, even though they yell and scream at all hours, but that is family visiting and that is what we are looking for. We are not looking for 12, 13, 14 cars driving up and down the road going to the pool, to the tennis courts, to town. Then you are talking so many people sleeping there and Don mentioned about the only rental around us and if there is noise it is that rental. It is about 1/3 of a mile from his house, it is across Thunder Bay from our house and we still here them with our bedroom window open, if a rental is there until they go to bed. It is a quality of life thing, it is a beautiful home and I would welcome them and their family whenever they want. I personally have not seen them there very often at all, and to me if it is mostly for family and friends, they don't need a guest rental license. It is what comes with people looking at Airbnb and vrbo for a 6 bedroom house, this is where we are going for the frat party, for the bachelor parties, for the family reunions, granted they want to use this for that, it will be noisy for the time that they are there.

Barb & Jim Kellar, 16 Arrowwood Lane, Galena (toward the end of cul-de-sac)

- Barb - We were the original people that lived on this block, we moved in at the same time that the original owners of this house moved in. We have seen a lot of things happen in this area. We have had rentals that we have rented in the Galena Territory and we know what the people do to the rental houses and how the neighbors react to it. I think the thing that I don't like the most is that it has changed from being a family house to a rental house. We didn't plan on having rental houses on our block. I wrote a letter, we were not sure if we were going to be able to be here. The thing that I am worried about the most is we have seen and been involved with fraternity parties. The Galena Territory has gotten a reputation for having

fraternity parties and rowdy fraternity parties, we have had a lot of damage, and I am afraid this is going to happen where we live now. The only noise we have right now is the waterfall, it is in our back yard and I love it. This is something that we can do without, we have lived a long life, we have retired and we want peace and quiet, that is why we didn't move to live in the core where people had rentals.

- Jim - That is pretty much it. The rentals we have had were condo, a 5 bedroom 4 bath, and a 4 bedroom 4 bath, all of these were in the resort core. We had these for several years, we bought this lot and planned to build and retire here. We have been here in this house for 30 years. It is nice and peaceful, I don't really want to see that change. Any location that has a large influx of people on a temporary basis that are not familiar with the area make more of a mess and noise than someone that is used to the area. I don'te want to see it next door.

Don Klinger, 8 Arrowwood Lane, Galena, house next door to the north

- I am the little house, I am on the other side of this property. When my wife and I bought out here in 2000 for the first year and a half, our house was actually in a rental program until the morning I came out and found charred wood on my wooden front porch. I immediately took the wood burning fireplace out of the house and never rented it again. We remodeled our house in 2004-2005 and in 2010 we totally retired. The property I had the property line removed because of the way we had the garage built, we couldn't, the cost of getting the variance and the cost of excavating it or buying the lot next door eliminating the property line was the more prudent way to go and so we did that because it is a community, a residential neighborhood, it is not something that is desirable to be rented out, we are in a planned residential. I feel sorry for the bed and breakfast people that are losing business to these airbnbs that are popping up when the people that have the bed and breakfast are functioning supporters of our community. Since we have been out here we have been both active through the U of I Extension and through the Galena Territory. To see people coming in like this, I agree with the statement I have an extended family too, my wife is an only child, but I had 6 brother and sisters and bunches of cousins. I wouldn't charge them rent, I wouldn't need a rental license.

Richard Kordesh, owner of requested property

- When buying a house in a neighborhood you want to understand who is going to be coming in and out. I am a little concerned how what we are looking to do has been portrayed. We do have a big extended family, we like to get together, as the extended family is learning over time of how to use this place. Since day one the plan has been to have a responsible rental business sometimes it wouldn't be family. The ideal models to have rental going on in order to help cover the mortgage and have family and friends use the property also. We bought last May so we do not have a good number of how often the use would be. We don't want an unstable neighborhood either. We wouldn't be managing the rental business, we have good family and would not be having wild parties. I don't know that we have tried to hide that rental was going to be part of the plan all along. We will have a responsible rental

company. That is not the intention to have frat parties.

Hill asks if you will have a rental company.

- Richard Kordesh indicates we are. We may have a friend of a friend say we have this house, we will meet them and then say we may have this weekend available, but it would primarily be ran by a rental company.
- Hill states that you will not have control of the rental company on who they rent to.
- Richard Kordesh states that we have control on who we pay as the rental company and their reputation.

Mapes asks if when you first bought the property was it intended for family use only.

- Richard Kordesh states no it was intended to be rental also.

Public Testimony Closed

Huschitt states that the information presented was for a variation for Guest Accommodation. The fact that this is a house that could have 14 people, that has nothing to do with why we are here this evening, anyone is welcome to buy a home that is a 6 bedroom and put 14 people in that home. I was confused when tonight started because we don't have to approve a six bedroom home, right, because we don't. We are not here to debate if the home is big enough to house up to 14 people and I feel that is has been presented as a Guest Accommodations, that is the only reason why we are here for the variance.

McIntyre asks if this house was built 5 feet in the other direction and back 1 foot, we wouldn't be here, correct?

- Meeker states that if it meets the setbacks for Guest Accommodations, 30 feet on north side and 30 feet at the front setback, then we would not be here, they could just get the license. The variance is caused by the number of bedrooms in the house, which are tied to the setback.
- McIntyre states that in that district the side setbacks are typically 10 feet for single family home.

McIntyre asks if that is greenspace on the requested variance side and how wide is that.

- Meeker states it is greenspace. I can't currently, but it looks to be about 30 feet.

McIntyre asks about testimony about putting up trees by the neighbor, is there room on the petitioners' side to add screening from the deck to that neighbor?

- Beth Rupp states there is, but the way the property dips down, I am not an arborist, I would say it would take 20 years for trees to grow tall enough to make a privacy difference and noise.

Huschitt states that if the side of the variance requested has greenspace that was viewed as okay. Many things were mentioned, increased traffic, increased noise, I am not negating everything that was said tonight, but there are a few things I need to clarify for myself. I also had the same question about the greenspace on the side where the 3.9 feet is requested.

Soppe states that the greenspace width is 30 feet.

Soppe states that there are no rentals on Arrowwood Lane, Galena.

Hill asks just for clarification that if they only allow family and friends, they would not need the variances.

Huschitt asks that they are asking for 2 different variances, if they met the setback for the side setback, is the one foot variance for the front an administrative variance allowed.

- Meeker states that it is still subject to the approval of a variance because of the Guest Accommodations.

McIntyre asks if the front setback is also tied to the Guest Accommodations. Is it 20 feet?

- Meeker states that it is.
- Soppe states that it is 30 feet in the RP District.
- McIntyre states that the house was built wrong.
- Soppe states yes.

McIntyre states that the front setback variance would not be needed if they were to use it for their own use even though it was built wrong.

- Meeker states it is only required because they are asking for the Guest Accommodations.
- McIntyre states that the house is technically a non-conforming the way it was built.
- Meeker states that it is okay as a non-rental.
- McIntyre states no, because if they wanted to add on they would still be a non-conformity.
- Soppe states yes, they would qualify to apply for an Administrative Variance, because it is within 10%.

Front setback:

Standards for Variance - 1 - yes; 2 - true; 3 - not exclusive; 4 - true; 5 - true; 6 - true; 7 - true

A motion to approve **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); Property is zoned Planned Residential (RP). Located at: 10 Arrowwood LN, Galena, IL 61036 was made by Peter Huschitt and seconded by Steve McIntyre.

The motion failed to approve by roll call vote. Ayes – Steve McIntyre, Peter Huschitt. Ayes: 2. Nays – Ron Mapes, Gary Diedrick, Don Hill. Nays: 3. Absent – . Absent: 0.

A motion to deny 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); Property is zoned Planned Residential (RP). Located at: 10 Arrowwood LN, Galena, IL 61036 was made by Ron Mapes and seconded by Don Hill.

The motion carried to deny by roll call vote. Ayes – Ron Mapes, Gary Diedrick, Don Hill. Ayes: 3. Nays – Peter Huschitt, Steve McIntyre. Nays: 2. Absent – . Absent: 0.

Side Setback:

Standards for Variance - 1 - true; 2 - true; 3 - not exclusively; 4 - true; 5 - true; 6 - true; 7 - true

A motion to deny 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 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 Arrowwood LN, Galena, IL 61036 was made by Ron Mapes and seconded by Don Hill.

The motion carried to deny by roll call vote. Ayes – Gary Diedrick, Don Hill, Ron Mapes. Ayes: 3. Nays – Peter Huschitt, Steve McIntyre. Nays: 2. Absent – . Absent: 0.

VII. Citizens' Comments (Matters not otherwise on the Agenda)

None

VIII. Reports and Comments (Commission Members and Staff)

The proposed text amendments will be on the May 27, 2026 Planning Commission/Zoning Board of Appeals meeting which starts at 6pm. (UPDATE: THE MAY 27TH MEETING IS NOW BEING HELD AT THE COUNTY COURTHOUSE 6PM)

Diedrick states that they Ad Hoc Committee did a good job of review.

Huschitt states that it is a good idea to look at the ordinance and review and make recommendation to the County Board, even if nothing changes or if some things change.

Diedrick asks if the minutes from that joint meeting are available.

- Meeker states not yet, but they will be.

Huschitt asks if we want to hear the recordings from the Ad Hoc Committee meetings, how do we do that.

- Meeker states that he will check to see where those are and get those to us.
- Soppe states that the recordings are not the official minutes, just so that you understand that.
- Huschitt states that he would like to hear the actual discussion of the meetings.

McIntyre asks that tonight we actually met the standards on 2 of the variances, but we denied the request, has that ever happened. If the petitioner comes back and says I am going to only rent as a 5 bedroom, would that change the setbacks from the side and the front.

- Meeker states that the front setback would still need to be approved, but the side setback would be 25 feet.
- McIntyre states could the front setback be done as an Administrative Variance.
- Soppe states that could be done as an Administrative Variance to see if that would be approved.

IX. Adjourn

A motion to adjourn was made at 08:09 PM by Steve McIntyre and seconded by Don Hill.

The motion carried by roll call vote. Ayes – Gary Diedrick, Don Hill, Steve McIntyre, Ron Mapes, Peter Huschitt. Ayes: 5. Nays – None. Nays: 0. Absent – None. Absent: 0.

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