

AGENDA

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JO DAVIESS COUNTY PLANNING COMMISSION/ZONING BOARD OF APPEALS

Wednesday, November 19, 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. Approval of the Minutes of October 22, 2025
 - V. Unfinished Business
 - A. 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 (*Item Continued from October 22, 2025 Meeting*)
 - VI. New Business
 - A. Consider Approval of Planning Commission/Zoning Board of Appeals 2026 Meeting Calendar
 - B. CASE NO 25-49: Petition of Ionut O Sas (7910 S Clarendon Hill RD, Willowbrook, IL 60527), owner and Danielle Cline (7A152 Teepee CT, Apple River, IL 61001), petitioner; request for a Variance from the side-yard setback to permit an 11.5-foot setback where 20-feet would normally be required for a four-bedroom residence to be licensed for Guest Accommodations (Section 8-5B-46 B 4a of the County Zoning Regulations); property is situated within a Planned Residential (RP) District. Property Location: 10A52 Cardinal CT, Apple River, IL 61001
 - C. CASE NO 25-50: Petition of Cory Heine & Carissa Heine (237 Foxford Dr, Cary, IL 60013), owners and Adam Johnson, Architect (211 4th ST, Galena, IL 61036), petitioner; request for a Variance from the front-yard setback to permit an 18-foot setback where 30-feet would normally be required (Section 8-3H-7 2a of the County Zoning Regulations); property is situated within a Planned Residential (RP) District. Property location: 16 Stony Point, Galena, IL 61036
 - VII. Citizens' Comments (Matters not otherwise on the Agenda)
 - VIII. Reports and Comments (Commission Members and Staff)
 - IX. Adjourn

The next regular meeting of the Planning Commission/Zoning Board of Appeals will be held on
WEDNESDAY, DECEMBER 17, 2025 (date is one-week early due to the Christmas Holiday)

