

AGENDA

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JO DAVIESS COUNTY PLANNING COMMISSION/ZONING BOARD OF APPEALS

Wednesday, December 17, 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 November 19, 2025
 - V. Unfinished Business
 - VI. New Business
 - A. CASE NO 25-53: Petition of Kari Hendlin (18550 July AVE N, Forest Lake, MN 55025), owner/petitioner for a Variance from the side-yard setback requirement of 20-feet to 11.08-feet for a home 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. Site location: 3 W Bay Path, Galena, IL 61036.
 - B. CASE NO 25-55: Petition of Jesus & Jill Marie Hernandez (11702 Sunflower LN, Huntley, IL 60142), owners and Adam Johnson (211 Fourth ST, Galena, IL 61036) for a Variance from the front-yard setback requirement to permit a front-yard setback of 19-feet where 27-feet would normally be required as shown on the recorded Plat of "Apple Canyon Lake", Eagle Unit. Property is situated within a Planned Residential (RP) District. Site location: 10A56 Cardinal CT, Apple River, IL 61001.
 - C. CASE NOS 25-57 & 25-58: Petition of Eugene D Schubert (616 Burnett AVE, Warren, IL 61087) petitioner/owner for Variances to permit the creation of two (2) parcels that will continue in agricultural usage, both of which will have 0-feet of frontage on a public roadway, where 150-feet of frontage would normally be required (Section 8-3A-2 C of the County Zoning Regulations). Property is situated within an Agricultural (AG) District. Site location: TBD Burnett AVE, lying East of 616 Burnett AVE, Warren IL 61087.
 - 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 Adjustment will be held on
WEDNESDAY, JANUARY 28, 2026