

AGENDA

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JO DAVIESS COUNTY PLANNING COMMISSION/ZONING BOARD OF APPEALS

Wednesday, January 28, 2026 at 7:00 PM

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. Deember 17, 2025 Planning Commission/Zoning Board of Appeals Minutes (DRAFT)
 - V. Unfinished Business
 - VI. New Business
 - A. CASE NO 26-01: Petition of Richard & Lois Wubben (13010 West Valley RD, Galena, IL 61036), owners and Nathan & Ashley Phillips (105 Blackhawk DR, Galena, IL 61036), petitioners for a Special Use Permit to allow the creation of a 2-acre lot to permit construction of a non-agricultural residence pursuant to Section 8-3A-4A of the Jo Daviess County Zoning Ordinance and a Variance from the minimum lot width at a public street (0-feet where 150-feet is required) pursuant to Section 8-3A-4D of the Jo Daviess County Zoning Ordinance for the 2-acre lot. Property is situated within an Agricultural (AG) District. Site location: TBD N High Ridge RD, Galena, IL 61036.
 - B. CASE NO 26-02: Petition of Michael Austin & Laura Van Dusen (23W080 Hackberry DR, Glen Ellyn, IL 60137) owners/petitioners for a Variance from the side-yard setback to permit an 18.7-foot setback where 20-feet would normally be required for a four-bedroom residence to be licensed for Guest Accommodations (Jo Daviess County Zoning Regulations, Section 8-5B-46 B 4a). Property is situated within a Planned Residential (RP) District. Site location: 184 Blackhawk Trace, Galena, IL 61036.
 - VII. Citizens' Comments (Matters not otherwise on the Agenda)
 - VIII. Reports and Comments (Commission Members and Staff)
 - IX. Adjourn

The next meeting of the Planning Commission/Zoning Board of Appeals will be held on Wednesday, February 25, 2026