

AGENDA

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JO DAVIESS COUNTY PLANNING COMMISSION/ZONING BOARD OF APPEALS

Wednesday, February 25, 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. January 28, 2026 Planning Commission/Zoning Board of Appeals Minutes (DRAFT)
 - V. Unfinished Business
 - VI. New Business
 - A. **CASE NO 26-04:** Petition of Terry P & Wendy M Hopper (102 Thomas AVE, East Dubuque, IL 61025), owners/petitioners for a Variance to allow a three-foot side-yard setback where a 10-foot setback would normally be required (Jo Daviess County Zoning Regulations, Section 8-3H-7 A 2b) to permit an addition to an existing garage. Property is situated within a Planned Residential (RP) District. Site Location: 102 Thomas AVE, East Dubuque, IL 61025.
 - B. **CASE NO 26-05:** Petition of Luxury on the Green LLC/Austin Kapustka & Jennifer Kapustka (709 S McKinley AVE, Arlington Heights, IL 60005), owners/petitioners for a Variance to allow an outdoor activity area (fire pit) for a five-bedroom home licensed for Guest Accommodations to be situated 15-feet from a side property line and 10-feet from a rear property line, where a 25-foot side setback and 30-foot rear setback are normally required (Jo Daviess County Zoning Regulations, Section 8-5B-46 B 5). Property is situated within a Planned Residential (RP) District. Site location: 14 Timberline DR, 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, March 25, 2026