

JO DAVIESS COUNTY, ILLINOIS
AGENDA
ZONING BOARD of APPEALS & PLANNING COMMISSION
330 N. Bench St., Galena
September 23, 2020 7:00 PM
Meeting is Accessible via Audio Call-in

Meeting

PLEASE NOTE: To promote health and safety, we encourage the public to follow the Gubernatorial ‘shelter in place’ Executive Order. In addition to standard (in-person) public comments and testimony, we will accept public comment during the public hearing portion of each case on the agenda below via call in and email. Individuals or groups wishing to comment can email statements to the Planning and Development Office at buildingandzoning@jodaviess.org until the close of public comment for each individual case to be held on Wednesday, September 23, 2020. Make sure to include the case number in the subject line.

Statements received will be read aloud as part of the record. The entirety of the statement will be placed in the official minutes.

We take very seriously the recommendations from the Centers for Disease Control and Prevention (CDC) to socially distance and the Governor’s Executive Order 2020-10. **We encourage you to submit your public comment via email** prior to the meeting if possible. Public comment and emailed comments will proceed in the order in which they are received.

If you choose to provide comment in person, requests should be received by the Planning & Development Office at buildingandzoning@jodaviess.org by 4:00 p.m. on the day of the meeting. Any person who requests to enter the Courthouse may be subject to a screening process, including but not limited to answering medical questions and having their temperatures taken before being allowed to enter. Information on how to access Jo Daviess County Committee or County Board meetings will be displayed on each meeting agenda.

1. The Chairman at all public meetings held in the third floor County Board room shall instruct the public how to exit in case of emergency.
2. Exit down hall in either direction.
3. After 4:00 p.m. the door at the end of the hall opposite the elevator is locked.
 - a) **To open pull Fire Alarm.**
4. A sign shall be placed at the locked door, instructing how to open the door by pulling the fire alarm.
5. On the second floor you may exit using the doors on the Meeker Street side, or continue to the first floor to exit building.
6. Do not use elevator in case of fire.

I. Call to Order.

II. Roll Call.

III. Establishment of a Quorum.

IV. Reading and Approval of the Minutes: August 26, 2020

V. Unfinished Business.

1. Thumser Entertainment Inc (1625 Route 35 N, East Dubuque, IL 61025) and Dale Thumser (1194 Hiawatha Dr, East Dubuque, IL 61025) owner and petitioner, have petitioned for a Special Use for a Recreation and entertainment, outdoor for an existing business; further requested is a Variance from Section 8-4A-5 Number of Uses on a Lot to allow for more than one. Property is located in the AG Agricultural District. Commonly known as 1625 IL Route 35 N, East Dubuque; Case #20-34

VI. New Business.

A. Planning Commission/Zoning Board of Appeals.

1. Thumser Entertainment Inc (1625 Route 35 N, East Dubuque, IL 61025) and Dale Thumser (1194 Hiawatha Dr, East Dubuque, IL 61025) owner and petitioner, have petitioned for a Variance in the outdoor recreation and entertainment area setback as required in Section 8-5B-27 from the required 660' to 217'; a 443' variance. Property is located in the AG Agricultural District. Commonly known as 1625 IL Route 35 N, East Dubuque; Case #20-38
2. Mark and Kristin Friederick (16382 Route 6 W, East Dubuque, IL), owners, has petitioned for a Variation in accessory structure square footage per Title 8, Chapter 3, Section 8-3B-4 E2, from the allowed 2,400 sq ft to 5,400 sq ft; a Variation of 3,000 sq. ft. for placement of a new accessory building with basement. Property is located in the R1 Single Family Residential District. Common Address: 16382 Route 6 W, East Dubuque, IL 61025; Case #20-36
3. Mathew Wiene (6461 N High Ridge Rd, Galena), petitioner and Duane R Wiene (6437 High Ridge Rd, Galena), owner, have petitioned for a Special Use to allow for existing construction business in the AG district and an accessory building for shop and storage of equipment, with living space. Also requested is a Variation in non-agricultural accessory structure square footage per Title 8, Chapter 3, Section 8-3A-4 B1, from the allowed 2,400 sq ft to 4,560 sq ft; a Variation of 2,160 sq. ft.; further requested is a Variance in the required rear setback as established in Title 8, Chapter 3, Section 8-3A-6 A3 from the required forty (40) feet to twenty (20) feet for placement of a new accessory building with living space; additionally requested is a Variance from Section 8-4A-5 Number of Uses on a Lot to allow for more than one. Property is located in the AG Agricultural District. Commonly located at: 6441 N High Ridge Rd, Galena, IL 61036; Case #20-37

VII. Comments from the Public. (On matters not otherwise on the Agenda)

VIII. Reports and Comments from:

- A. Chairperson
- B. Commission Members
- C. County Board Members
- D. Staff

IX. Other Business.

X. Adjournment.

This meeting will be available virtually. The public may attend in person; however we encourage you to attend via Zoom audio as follows:

Join Zoom Meeting

<https://zoom.us/j/98710637085?pwd=VWI3YmJCd2E3Nk9ZMFo0ZUJZNjJtdz09>

Meeting ID: 987 1063 7085

Passcode: 790554

Dial by your location +1 312 626 6799 US (Chicago)