



Jacqueline Debes <jaxdebes@gmail.com>

*Letter from County***Re: 9808 US Route 20 W**

1 message

Lisa Bastian

To: Jacqueline Debes <jaxdebes@gmail.com>

Fri, Nov 18, 2022 at 12:21 PM

On Wed, Nov 9, 2022, 4:06 PM Tranel, Kristina L. <ktranel@jodaviesscountyil.gov> wrote:

Good Afternoon Lisa,

This email is a follow-up to our phone conversation regarding the property at [9808 US Route 20 West](#).

Currently the property is zoned AG Agricultural, to add a special use to the property, a special use application should be filled out by the owner and/or petitioner/contract purchaser. Similarly to rezone the property to commercial, a rezoning application should be filled out by the owner and or petitioner/contract purchaser. These processes are very similar, however the special use allows just one specific use, whereas the rezoning will permit a variety of different uses to be allowed. We have worked with applicants before who have made requests while having a purchase agreement or contract that has some type of stipulation that the sale would be pending approval by the Jo Daviess County Board for the use/rezoning.

I have attached the application forms for both special use and rezoning (map amendment). The [Use Table](#) in our ordinance will be very helpful to give you an idea of what uses are allowed ("S" means allowed as special use, "P" means that it is a permitted use – allowed without further approval except maybe a building permit).

As I mentioned earlier, the process for either of these requests is similar, requiring legal notice in the newspaper, public hearing before the plan commission where they make a recommendation to the County Board and the County Board gives final approval by ordinance. The Plan Commission typically meets the 4th Wednesday of the month at 7:00pm at the Courthouse in Galena, and the County Board typically meets the 2nd Tuesday of the month at 7:00pm at the Courthouse. We do not yet have our meeting dates for next year, but for the remainder of this year we have the following timeline:

Zoning Application Due: November 10 for December Meeting

December meeting : December 21, 2022 7pm

County Board meeting: January 10, 2023 7pm

So the process is about a 3-4 month process.

Let me know if you have any questions or need further clarification.

Kristina Tranel, AICP

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*Please note my email has changed to ktranel@jodaviesscountyil.gov

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