

**AN ORDINANCE AMENDING
THE HIGHWAY CORRIDOR OVERLAY DESIGN MANUAL, CHAPTER VII,
SUBSECTION 5: WALL MATERIALS AND COLORS,
AND CHAPTER X, TABLE X.1
OF THE CODE OF ORDINANCES OF THE CITY OF GALENA**

BE IT ORDAINED by the City Council of the City of Galena, JoDaviess County, Illinois as follows:

SECTION I: Chapter VII, Subsection 5: Wall Materials and Colors is hereby amended as follows:

- The category “Prohibited Materials (Within 1,200 feet of the Highway 20 Right-of-Way)” is **eliminated** as a category and that list is merged with “Discouraged Materials (Within 1,200 feet of the Highway 20 Right-of-Way)”.
 - **Add** “ *See Footnote (5), Table X.1” to bottom of the list.
- The category “Discouraged Materials (Within 1,200 and 2,400 feet of the Highway 20 Right-of-Way)” **remains** in tact.
 - **Add** “ *See Footnote (3), Table X.1” to the bottom of the list.
- The amendment described is attached to this document.

SECTION II: Table X.1, Highway 20 Development Permit Review Body Authority and Responsibilities is hereby amended as follows:

- **Add** to Footnote (#3): “No public hearing will be held. A simple approval by the Zoning Board of Appeals is all that is required.”
- **Add** Footnote (#5): “The use of “Discouraged” wall materials within 1,200 feet of the Highway 20 Right-of-Way shall require Zoning Board of Appeals approval of a Special Use Permit.”
- **Add** Footnote “(5)” to the line under “Structures” that addresses “Change in Materials”.
- The amendment described is attached to this document.

SECTION III: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV: This ordinance shall be in full force and effect within ten (10) days of its passage and legal publication in pamphlet form.

SECTION V: Passed on the 24th day of September, A.D., 2007, in open Council.

AYES:

**Murdock, Greene, Hahn,
Lincoln, Brusch**

NAYS:

None

ABSENT:

Fach, Murphy

ATTEST:



TOM BRUSCH, MAYOR



MARY BETH HYDE, CITY CLERK

5. Wall Materials and Colors

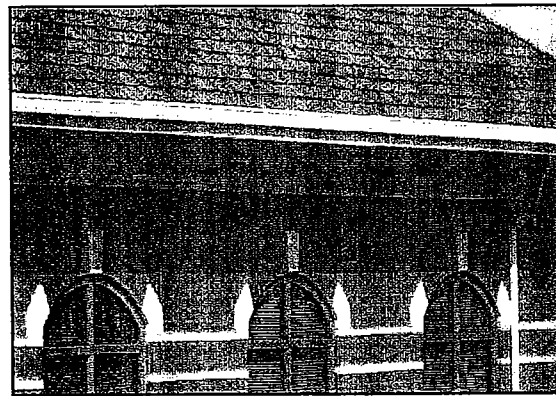
Material and color selections for exterior walls have a major impact on the visual appearance of a new structure. Materials and colors should complement the architectural style of the building and should be in keeping with the historic palette of the Galena area. Select a simple palette of high-quality materials.

PREFERRED

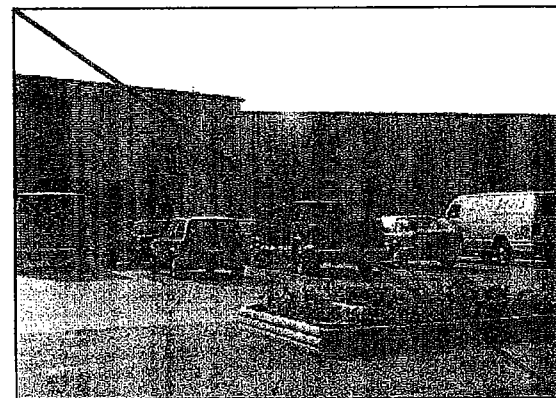
- Medium to dark value brick (approved color palette) as primary wall material on all street-facing and prominent facades
- Local stone (approved stone type and color palette) as wall or accent material
- Clapboard siding on secondary facades
- Material changes occurs at changes of wall plane
- Consistent use of materials throughout the building
- High quality materials
- Historic and earth tone colors for brick, siding, and trim
- Non-reflective finishes
- Limited number of trim and accent colors



Consistent use of materials; brick as primary material with trim and clapboard siding.



Brick as primary wall material



Prefabricated metal panels

DISCOURAGED

(WITHIN 1,200 FEET OF THE HIGHWAY 20 RIGHT-OF-WAY)

- Vinyl and aluminum siding
- Rough wood siding
- Stucco
- Smooth concrete block on prominent facade
- Black (except as trim), primary, high-intensity, metallic, and neon colors
- Bright corporate trademark colors
- Prefabricated metal and concrete panels
- Faux material siding
- Unfinished, exposed concrete block
- Metal and concrete panels
- Large scale metal siding

* See Footnote (5), Table X.1

DISCOURAGED

(BETWEEN 1,200 AND 2,400 FEET OF THE HIGHWAY 20 RIGHT-OF-WAY)

- Prefabricated metal and concrete panels
- Faux material siding
- Unfinished, exposed concrete block
- Metal and concrete panels
- Large scale metal siding

* See Footnote (3), Table X.1

AMENDED (9/12/07)

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Table X.1.
Highway 20 Development Permit
Review Body Authority and Responsibilities⁽¹⁾

Type of Development	ZA ⁽²⁾⁽³⁾	ZBA	CC
Land Disturbance			
Grading and Filling	D		
Natural Resource Disturbance	D		
Site Improvements			
Paving of Vacant Lots	R	D	
Paving Expansions			
5,000 square feet or less	D		
More than 5,000 square feet	R	D	
Landscape Plan Alterations			
25% or less of plant materials	D		
More than 25% of plant materials	R	D	
Walls and Fences	D		
Mechanical Equipment	D		
Structures			
New Minor Accessory Structures and Additions	D		
New Major Accessory Structures and Additions			
2,500 square feet or less	D		
More than 2,500 square feet	R	D	
New Principal Structures	R	D	
Additions to Principal Structures			
2,500 square feet or less	D		
More than 2,500 square feet	R	D	
Principal and Major Accessory Structure Elevation Changes			
Change in Colors	D		
Change in Materials ⁽⁵⁾	D		
Administration⁽⁴⁾			
Annexation	R	R	D
Rezoning	R	R	D
Subdivision	R	R	D
Special Use	R	D	

Legend:

CC = City Council; ZA = Zoning Administrator; ZBA = Zoning Board of Appeals
D = Decision Maker; R = Recommends

Footnotes:

⁽¹⁾ Where a development proposal contains two or more items shown on this table, the entire development shall be reviewed as one proposal and shall be acted upon by the highest review body required. For example, the Highway 20 Development Permit for a 1,000 square foot addition to a major accessory structure for a use that requires a special use permit shall be acted upon by the Zoning Board of Appeals.

⁽²⁾ The Zoning Administrator may defer his or her decision making authority on any development proposal to the Zoning Board of Appeals where he or she believes the purpose and intent of the Design Manual would be furthered by a public hearing.

⁽³⁾ Projects which would otherwise be acted upon by the Zoning Administrator but which include a discouraged element shall be acted upon by the Zoning Board of Appeals. No public hearing will be held. A simple approval by the Zoning Board is all that is required.

⁽⁴⁾ This table presents only a summary of administrative procedures covered in Article 9 of the Zoning Ordinance.

⁽⁵⁾ The use of "Discouraged" wall materials within 1,200 feet of the Highway 20 Right-of-Way shall require Zoning Board of Appeals approval of a Special Use Permit.

AMENDED (9/12/07)

