



City of Galena, Illinois

AGENDA

REGULAR CITY COUNCIL MEETING

MONDAY, JULY 28, 2014

6:30 P.M. – CITY HALL 101 GREEN STREET

ITEM	DESCRIPTION
14C-0285.	Call to Order by Presiding Officer
14C-0286.	Roll Call
14C-0287.	Establishment of Quorum
14C-0288.	Pledge of Allegiance
14C-0289.	Reports of Standing Committees
14C-0290.	Citizens Comments <ul style="list-style-type: none"> • Not to exceed 15 minutes as an agenda item • Not more than 3 minutes per speaker • No testimony on zoning items where a public hearing has been conducted

CONSENT AGENDA CA14-14

ITEM	DESCRIPTION	PAGE
14C-0291.	Approval of the Minutes of the Regular City Council Meeting of July 14, 2014	3-9
14C-0292.	Approval of the First and Second Reading of an Ordinance Declaring Surplus Property to Authorize the Sale of 2008 Chevrolet One Ton Truck with Plow and Spreader for \$21,000	10-11
14C-0293.	Acceptance of May and June 2014 Financial Reports	--

UNFINISHED BUSINESS

None.

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
14C-0294.	Discussion and Possible Action on a Resolution for a Map Amendment to Rezone 6.68 Acres at 219 Summit Street to a Planned Unit Development with an Underlying District of Neighborhood Commercial and a Preliminary Plat and Plan for the PUD	12-40
14C-0295.	Discussion and Possible Action on a Resolution Approving a Preliminary Plat for the Arts and Senior Care Center Subdivision	41-44
14C-0296.	First Reading of an Ordinance Amending Chapter 114.04 of the Galena Code of Ordinances to Increase the Number of Unrestricted Tour Operators Licenses	45-46
14C-0297.	Discussion and Possible Action on Approval of Colors for Amelia's Ghost Tours Trolley in Accordance with Chapter 114.09 of the Galena Code of Ordinances	--
14C-0299.	Warrants	47-54
14C-0300.	Alderspersons' Comments	
14C-0301.	City Administrator's Report	
14C-0302.	Mayor's Report	
14C-0303.	<ul style="list-style-type: none"> • Section 2 (c) (1) – Employee hiring, firing, compensation, discipline and performance. <p>Section 2 (c) (21) Review of Executive Session Minutes</p>	
14C-0304.	<ul style="list-style-type: none"> • Adjournment 	

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Historic Preservation Comm.	Thurs. August 7	6:30 P.M.	City Hall, 101 Green Street
Zoning Board of Appeals	Wed. August 13	6:30 P.M.	City Hall, 101 Green Street
City Council	Mon. August 11	6:30 P.M.	City Hall, 101 Green Street

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 14 JULY 2014

14C-0261 – CALL TO ORDER

Mayor Pro-tem LaVerne Greene called the regular meeting to order at 6:30 p.m. in the Board Chambers at 101 Green Street on 14 July 2014.

14C-0262 – ROLL CALL

Upon roll call the following members were present: Greene, Kieffer, Lincoln, Painter

Absent: Fach, Bernstein, Renner

14C-0263 – ESTABLISHMENT OF QUORUM

Mayor Pro-tem Greene announced a quorum of Board members present to conduct City business.

14C-0264 – PLEDGE OF ALLEGIANCE

The Pledge was recited.

14C-0265 - REPORTS OF STANDING COMMITTEES

None.

14C-0266 – PUBLIC COMMENTS

David O’Donnell, Galena Cab and Charters – O’Donnell advised he was here a while back and had asked the Council to consider requiring some type of permit for taxi cabs and charters. He has been noticing a lot of other companies coming into the City. We are the only city that does not require any type of permits. He would like everyone to be put on a level playing field. He urged the Council to consider his request.

Eric Lieberman, Attorney, Galena Ghost Tours – Lieberman advised it has been a long road for Amelia. The City wouldn’t be here if Noreen Brill had followed the rules nor would we be here if the City Council had followed the rules on April 28th. Lieberman shared a binder showing Amelia’s Ghost Tours is in compliance to operate and stated he looks forward to the Council remedying this situation.

Rick Pariser, 114 S. High Street – Pariser commended the Council for considering the possible hiring of a Facilities Manager. He feels it is truly a good investment and good government to have someone in charge of those facilities worth millions that we have.

LIQUOR COMMISSION

Motion: Lincoln moved, seconded by Painter, to adjourn as the City Council and reconvene as the Liquor Commission.

Discussion: None.

Roll Call: AYES: Kieffer, Lincoln, Painter, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

14C-0267 – DISCUSSION AND POSSIBLE ACTION ON AN APPLICATION FOR CORPORATION MANAGER LIQUOR LICENSE FOR ERIC W. ANDERSON BY R & L GAS MART, 9927 ROUTE 20 WEST

Motion: Painter moved, seconded by Kieffer, to the application for Corporation Manager Liquor License for Eric W. Anderson by R & L Gas Mart, 9927 Route 20 West.

Discussion: None.

Roll Call: AYES: Kieffer, Lincoln, Painter, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

Motion: Painter moved, seconded by Kieffer, to adjourn as the Liquor Commission and reconvene as the City Council.

Discussion: None.

Roll Call: AYES: Kieffer, Lincoln, Painter, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

CONSENT AGENDA CA14-13

14C-0268 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 23, 2014

14C-0269 – APPROVAL OF THE PURCHASE OF A NEW LIFT STATION PUMP FROM ZIMMER AND FRANCESCO FOR \$8,787

14C-0270 – SECOND READING AND APPROVAL OF AN ORDINANCE REGULATING WAGES OF LABORERS, MECHANICS AND OTHER WORKERS EMPLOYED IN PUBLIC WORKS PROJECTS FOR THE CITY OF GALENA ILLINOIS

14C-0271 – APPROVAL OF A RESOLUTION FOR MAINTENANCE OF STREETS AND HIGHWAYS BY MUNICIPALITY UNDER THE ILLINOIS HIGHWAY CODE (MOTOR FUEL TAX)

Motion: Kieffer moved, seconded by Painter, to approve Consent Agenda CA14-13.

Discussion: None.

Roll Call: AYES: Lincoln, Painter, Kieffer, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

UNFINISHED BUSINESS

14C-0161 – RECONSIDERATION OF THE RENEWAL OF TOUR SERVICE AND TOUR GUIDE LICENSES (BRILL’S TROLLEY TOURS) FOR THE PERIOD MAY 1, 2014-APRIL 30, 2015

Motion: Painter moved, seconded by Lincoln, to reconsider the renewal of Tour Service and Tour Guide Licenses for Brill’s Trolley Tours for the period May 1, 2014-April 30, 2015.

Discussion: None.

Roll Call: AYES: Kieffer, Lincoln, Painter, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

Motion: Painter moved, seconded by Lincoln, to rescind the Tour Service Business License issued to Brill’s Trolley Tours for the period May 1, 2014-April 30, 2015.

Discussion: Painter feels the city is obligated to suspend the license as Brill’s Trolley Tours has been inoperable for 60 consecutive days during this season. She advised once Brill gets everything cleared up it would be her hopes that the City would consider adding another license.

Roll Call: AYES: Kieffer, Lincoln, Painter, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

NEW BUSINESS

14C-0272 – DISCUSSION AND POSSIBLE ACTION ON APPLICATION BY AMELIA’S GHOST TOURS FOR AN UNRESTRICTED TOUR OPERATORS LICENSE

Motion: Lincoln moved, seconded by Kieffer, to approve the application by Amelia’s Ghost Tours for an unrestricted Tour Operators License for the remainder of this fiscal year with any additional fees prorated and paid in full and that the proper requirements are on hand at City Hall.

Discussion: Council felt this is the way to go. If there is interest down the road, Council can discuss adding an additional license or changing the license at that time.

Roll Call: AYES: Kieffer, Lincoln, Painter, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

14C-0273 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT FOR THE PARK AVENUE RECONSTRUCTION PROJECT

The following bids were received:

Contractor	Base Bid Including Concrete Street	Alternates 1-3	Base bid including asphalt street (substituting alternates 1-3)

Fischer Excavating	\$291,877.76	\$74,626.80	\$294,954.56
Louie's Trenching Service	\$314,984.00	\$74,085.00	\$294,569.00

Motion: Painter moved, seconded by Lincoln, to approve the contract for the Park Avenue Reconstruction Project to Fischer Excavating in the amount of \$291,877.76.

Discussion: Lincoln stated was surprised at the variance in material rates.

Roll Call: AYES: Kieffer, Lincoln, Painter, Greene
 NAYS: None
 ABSENT: Bernstein, Fach, Renner

The motion carried.

14C-0274 – DISCUSSION AND POSSIBLE ACTION ON PURCHASE OF A NEW TRUCK FOR THE WATER AND SEWER DEPARTMENT

The following proposals were received:

Supplier	Option 1 Cab & Chassis	Option 2 Service Body Installed	Option 3 Complete Truck
Galena Chrysler Dodge	No Proposal		
Runde Auto Group 2015 Ford F-250	\$18,277.00*		\$24,764.00*
Runde Auto Group 2014 Chevrolet 2500	\$21,709.09*		\$27,746.09*
Bonnell Industries		\$6,935.00	
Monroe Truck Equipment		\$5,289.00	

*Price includes trade in allowance of \$2,500 for 2002 Chevrolet ¾ ton 4 x 4 utility truck.

Motion: Kieffer moved, seconded by Lincoln, to approve the purchase of a new truck for the Water and Sewer Department from Runde Auto Group in the amount of \$24,764.00.

Discussion: None.

Roll Call: AYES: Lincoln, Painter, Kieffer, Greene
 NAYS: None
 ABSENT: Bernstein, Fach, Renner

The motion carried.

14C-0275 – DISCUSSION AND POSSIBLE ACTION ON OPENING BURNING FOR STORM DEBRIS, JULY 15-AUGUST 3, 2014

Motion: Lincoln moved, seconded by Painter, to approve an open burn for storm debris from July 15-August 3, 2014.

Discussion: Council thought it was a good idea given there is lots of storm debris all over the place.

Roll Call: AYES: Painter, Kieffer, Lincoln, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

14C-0276 – DISCUSSION AND POSSIBLE ACTION ON HIRING A PART-TIME FACILITIES MANAGER

Motion: Painter moved, seconded by Kieffer, to approve the hiring of a part-time Facilities Manager, item 14C-0276.

Discussion: Painter recommended adding some language for educational requirements. She suggested requiring a minimum of a high school diploma along with some post high school training.

Roll Call: AYES: Kieffer, Lincoln, Painter, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

14C-0277 – DISCUSSION AND POSSIBLE ACTION ON CONTRACT FOR BUILDING INSPECTION SERVICES FOR FIRE TRAINING FACILITY

Motion: Lincoln moved, seconded by Painter, to approve a contract with WHP Training Towers for building inspection services for the fire training facility.

Discussion: Council agreed it was a good thing to do.

Roll Call: AYES: Kieffer, Lincoln, Painter, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

14C-0278 – DISCUSSION AND POSSIBLE ACTION ON INITIATING A ZONING AMENDMENT TO PERMIT OUTDOOR MUSIC IN THE DOWNTOWN BUSINESS DISTRICT

Motion: Painter moved, seconded by Kieffer, to authorize the Zoning Administrator to pursue a Zoning Amendment to permit outdoor music in the downtown business district.

Discussion: Council was in favor of pursuing the idea.

Roll Call: AYES: Kieffer, Lincoln, Painter, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

14C-0279 – FIRST READING OF AN ORDINANCE ENACTING AND ADOPTING A SUPPLEMENT TO THE CODE OF ORDINANCES FOR THE CITY OF GALENA

Motion: Kieffer moved seconded by Painter, to approve the first reading and waive the second reading of an ordinance enacting and adopting a supplement to the Code of Ordinances for the City of Galena.

Discussion: None.

Roll Call: AYES: Kieffer, Lincoln, Painter, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

14C-0280 – WARRANTS

Motion: Kieffer moved, seconded by Lincoln, to approve the Warrants as presented with the exception of the Warrant to Galena Laundry.

Discussion: None.

Roll Call: AYES: Lincoln, Painter, Kieffer, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

14C-0281 – ALDERPERSONS’ COMMENTS

Thank you – Lincoln thanked the Public Works Department and all other agencies who were out the evening of the storm. All were able to make the best out of a bad situation. Hats off to them.

Taxi Cabs – Painter stated she appreciated hearing the comments with regard to taxi cabs and charter permits. She would like to see an item be added to the agenda.

Tour Licenses – Painter stated she would like to look at the tour ordinance and the possibility of adding a third license.

Thank you – Painter thanked Mark Moran for the work he has done this past year without a Facilities Manager.

Outdoor Music – Painter thanked Matt Oldenburg for his work on the outdoor music issue.

14C-0282 – CITY ADMINISTRATOR’S REPORT

Gateway Park – Ribbon cutting for Gateway Park is scheduled for Sunday, September 7th.

14C-0283 – MAYOR’S REPORT

Fire Training Facility – Greene stated the groundbreaking for the Fire Training Facility was neat. It will be a good thing for the Fire Department to have.

14C-0284 - ADJOURNMENT

Motion: Kieffer moved, seconded by Painter to adjourn.

Discussion: None.

Roll Call: AYES: Lincoln, Painter, Kieffer, Greene
NAYS: None
ABSENT: Bernstein, Fach, Renner

The motion carried.

The meeting adjourned at 6:56 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Mary Beth Hyde". The signature is written in a cursive, flowing style.

Mary Beth Hyde
City Clerk

CITY OF GALENA, ILLINOIS

312 ½ North Main Street, Galena, Illinois 61036



MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: July 22, 2014

RE: Surplus Property Ordinance

A handwritten signature in blue ink, appearing to read "Mark Moran", is positioned to the right of the "DATE:" line.

In order to sell or otherwise dispose of property that the City no longer finds useful, an ordinance must be passed declaring the property "surplus." I am presenting for your consideration an ordinance declaring a Public Works Department truck as surplus equipment. The 2008 Chevrolet one-ton truck with plow and spreader will be replaced in September with a new truck approved by the council at the May 27 meeting.

Several options are available to sell the surplus vehicle. First, the City could trade-in the truck for \$17,500 with the purchase of the new truck. A second option is to have the dealer sell the vehicle for the City. Under this scenario, the asking price would be \$23,000 with a 10% commission going to the dealer. Assuming the truck would sell for \$23,000, the City would take away \$20,700. A third option is to sell the truck outright. Upon hearing about the purchase of the new truck, Chestnut Mountain Resort inquired about purchasing the old truck. They have inspected the truck and would pay \$21,000. They are willing to wait to receive the truck until after the City receives the new truck. A final option would be to advertise the truck for sale to the highest bidder.

With a local businesses willing to pay a fair price for the vehicle, I recommend approval of the surplus property ordinance authorizing the sale of the old truck to Chestnut Mountain Resort for \$21,000.

Ordinance #14-

**AN ORDINANCE AUTHORIZING THE SALE OF
MUNICIPALLY OWNED PERSONAL PROPERTY**

WHEREAS in the opinion of the corporate authorities of the City of Galena, it is no longer necessary or useful to or for the best interest of the City of Galena to retain the following described personal property now owned by it:

1. 2008 Chevrolet one-ton truck with plow

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

SECTION I: Pursuant to 65 ILCS 5/11-76-4, the corporate authorities find that the personal property listed above and now owned by the City of Galena is no longer useful and the best interest of the City of Galena will be served by its sale.

SECTION II: The city council hereby authorizes the sale of the truck and plow to Chestnut Mountain Resort for \$21,000, in "as-is" condition.

SECTION III: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

SECTION IV: Passed on this _____ day of May, A.D., 2014, in open Council.

AYES:

NAYS:

TERRY RENNER, MAYOR

ATTEST: MARY BETH HYDE, CITY CLERK

To: Honorable Mayor Renner, City Council and City Administrator

From: Matt Oldenburg, Zoning Administrator



Date: July 22, 2014

RE: Cal. No. 14PD-01, Applicant: Galena Center for the Arts – 7211 W Buckhill Rd., Galena, IL 61036 and Owner: Midwest Regional Medical Center, 1 Medical Center Drive, Galena, IL 61036. Location: Parcel: 22-200-075-00, Located in Lots 1-28 in Block 2 of the Harris Addition in the East half of the Southwest quadrant of Section 13, Township 28 North, Range 1 West of the Fourth Principal Meridian, City of Galena, West Galena Township, Jo Daviess County, Illinois. Common address 219 Summit Street, Galena, IL 61036. Request for Map Amendment to rezone approximately 6.68 acres to a Planned Unit Development, with an underlying district of Neighborhood Commercial, and approval of the Preliminary Plan and Plat of the PUD. This request is in conjunction with a Subdivision Request to subdivide a parcel into two lots for the purpose of creating the PUD.

Project Summary:

The subject property is located at 219 Summit Street and is part of the complex owned by the Midwest Regional Medical Center. The property consists of approximately 15.5 acres and the plan is to create a subdivision with two lots (Lots 1 & 2), pending approval of the PUD in Lot 2 with a lot size of 6.68 acres.

The applicants are requesting rezoning of the property, designated on the preliminary plat as Lot 2 of the Art and Senior Care Center Subdivision, to a PUD district with a default district of Neighborhood Commercial. They are also requesting approval of a Preliminary PUD Plan which includes several proposed activities within the existing building and a proposed second phase theatre. Rezoning to a PUD was agreed upon by the ZBA and the applicant to help deal with the proposed mixed-uses on the property and to ensure that future uses will follow the PUD plan. As per the PUD section of the City Code, the City can allow deviations from the default district standards if certain amenities are provided in the plan by the applicant.

The property sits within an existing transitional area from commercial land uses to the West in the Galena Square to large group institutional / residential uses to the North. Land uses to the East include residential and uses to the South are residential and Neighborhood Commercial. The proposed uses range from low to medium intensity and are consistent with goals and objectives listed in the Comprehensive Plan under sections 10.5 & 10.6.

The applicant provided a list of proposed uses within the PUD. In Phase I the existing building will be updated to accommodate the following uses:

- (1) Indoor Sales & Service: (Allowed by right in Neighborhood Commercial)
 - a. Gallery to exhibit and sell contemporary art works
 - b. Gift Shop
 - c. Small Café
- (2) Indoor Institutional – General: (Allowed by right in Neighborhood Commercial)
 - a. Special exhibit space for rotating exhibits
 - b. Dedicated exhibit space for Alfie Mueller Collection
 - c. Office space
 - d. Studio spaces to rent as arts-related business incubators, artist studios, music studios

- e. Small events for public, such as Arts Prism
- f. Meeting Room available for public rental use or for class and workshop space
- (3) Indoor Commercial Entertainment: (Allowed by SUP in Neighborhood Commercial)
 - a. "Black Box" Theatre space for performing arts, flexible audience of 60-80. (Approx. 1100 sf space, 560 sf required for 80 occupants in assembly), includes ticket office, concessions area, dressing/make-up rooms, storage
- (4) Accessory Institutional Use: (Reviewed and approved by Zoning Administrator, per §154.406(J))
 - a. Outdoor classes for drawing, photography, etc.
 - b. Two temporary guest artist accommodations
 - c. Youth Arts Festival, held annually (Temporary Land Use Permit required for each event unless waived during PUD approval)
 - d. Outdoor Propane Kiln for pottery
 - e. Sculpture Garden integrated with prairie restoration
 - f. Inner city prairie restoration covering approximately 4.76 acres (71%) of the proposed PUD. Improvements will included multiple walking paths.

Phase II will include an addition to the existing structure with a 250 seat performance art theatre. This use would also be considered Indoor Commercial Entertainment and can be concurrently determined by City Council as an identified use within the PUD, either by right or by SUP.

A summary of the request, the pertinent facts in the case, and public support and/or objections from the public hearing held on July 9, 2014 is included in the **Determination and Recommendation** and can be found in the packet. A copy of the original application documents has also been included for your use.

Zoning Board of Appeals Recommendation to the City Council:

At their July 9, 2014 meeting, the Zoning Board of Appeals held a public hearing on this request. The ZBA made a recommendation that the City Council approves the request for Map Amendment and approval of the Preliminary PUD Plan. A copy of the Determination and Recommendation from the ZBA is included in the packet for your use.

Resolution No. _____

ZONING BOARD OF APPEALS

**DETERMINATION & RECOMMENDATION TO THE CITY COUNCIL
OF THE CITY OF GALENA**

REGARDING

CALENDAR NUMBER: Cal. No. 14PD-01

APPLICATION BY: Applicant: Galena Center for the Arts – 7211 West Buckhill Road Galena IL, 61036. Owner: Midwest Regional Medical Center, 1 Medical Center Drive, Galena, IL 61036.

FOR: Location: Parcel: 22-200-075-00, Located in Lots 1-28 in Block 2 of the Harris Addition in the East half of the Southwest quadrant of Section 13, Township 28 North, Range 1 West of the Fourth Principal Meridian, City of Galena, West Galena Township, Jo Daviess County, Illinois. Common address 219 Summit Street, Galena, IL 61036. Request for Map Amendment to rezone approximately 6.68 acres to a Planned Unit Development, with an underlying district of Neighborhood Commercial, and approval of the Preliminary Plan and Plat of the PUD. This request is in conjunction with a Subdivision Request to subdivide a parcel into two lots for the purpose of creating the PUD.

PROCEDURES

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on July 9, 2011. The hearing was advertised in an edition of the Galena Gazette that was available to the general public between 15 and 30 days prior to the hearing. Letters were sent out to notify property owners within 250 feet of subject property of the request and public hearing date. They were invited to testify if they so desired. A quorum of the Board was present at the hearing in which the subject application and materials were reviewed and all persons were heard who desired to testify.

NATURE OF APPLICATION

The subject property is located at 219 Summit Street and is part of the complex owned by the Midwest Regional Medical Center. The property consists of approximately 15.5 acres and the plan is to create a subdivision with two lots (Lots 1 & 2), pending approval of the PUD in Lot 2 with a lot size of 6.68 acres.

The applicants are requesting rezoning of the property, designated on the preliminary plat as Lot 2 of the Art and Senior Care Center Subdivision, to a PUD district with a default district of Neighborhood Commercial. They are also requesting approval of a Preliminary PUD Plan which includes several proposed activities within the existing building and a proposed second phase theatre. Rezoning to a PUD was agreed upon by the ZBA and the applicant to help deal with the proposed mixed-uses on the property and to ensure that

future uses will follow the PUD plan. As per the PUD section of the City Code, the City can allow deviations from the default district standards if certain amenities are provided in the plan by the applicant.

The property sits within an existing transitional area from commercial land uses to the West in the Galena Square to large group institutional / residential uses to the North. Land uses to the East include residential and uses to the South are residential and Neighborhood Commercial. The proposed uses range from low to medium intensity and are consistent with goals and objectives listed in the Comprehensive Plan under sections 10.5 & 10.6.

The applicant provided a list of proposed uses within the PUD. In Phase I the existing building will be updated to accommodate the following uses:

- (1) Indoor Sales & Service: (Allowed by right in Neighborhood Commercial)
 - a. Gallery to exhibit and sell contemporary art works
 - b. Gift Shop
 - c. Small Café
- (2) Indoor Institutional – General: (Allowed by right in Neighborhood Commercial)
 - a. Special exhibit space for rotating exhibits
 - b. Dedicated exhibit space for Alfie Mueller Collection
 - c. Office space
 - d. Studio spaces to rent as arts-related business incubators, artist studios, music studios
 - e. Small events for public, such as Arts Prism
 - f. Meeting Room available for public rental use or for class and workshop space
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 - a. Outdoor classes for drawing, photography, etc.
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 - d. Outdoor Propane Kiln for pottery
 - e. Sculpture Garden integrated with prairie restoration
 - f. Inner city prairie restoration covering approximately 4.76 acres (71%) of the proposed PUD. Improvements will included multiple walking paths.

Phase II will include an addition to the existing structure with a 250 seat performance art theatre. This use would also be considered Indoor Commercial Entertainment and can be concurrently determined by City Council as an identified use within the PUD, either by right or by SUP.

Public water and sewer utilities are available on the property.

Staff Comments:

Engineering: Storm water detention facilities will need review and adjustment when Phase II is ready to proceed. Phase II will also need to identify additional needed water and sanitary sewer connections.

Fire Prevention: Additional review will be needed for detailed black box theatre plan to verify occupancy, as well as temporary guest room accommodation placement.

Building: Any structural alterations to the existing structure will require additional plans and permit. Phase II addition will require stamped plans and permit.

Zoning: Proposed Phase II addition will be outside of the 1200' Highway 20 Corridor and does not need Design Manual considerations. Ensure buffer yard requirements are met with appropriate landscaping points. Parking regulations require 85 stalls for proposed Phase II addition; this can be met with an irrevocable agreement between Midwest Medical Center and Center for the Arts to share existing parking lot which provides for over 90 stalls. Floor area ratio with proposed Phase II addition would be .12, well under maximum allowed .25 in Neighborhood Commercial. Proposed development meets all bulk and intensity regulations of §154.204 and §154.208, except maximum building size (20,000 max sf, 37,447 sf proposed). This can be approved by the City Council as a deviation from the default district standards with mitigation of items (b) & (c) as noted in approval criteria under §154.301(A)(5). It is the Zoning Board's opinion that the proposed development would exceed the deviation requirements to an amount that justifies this mitigation.

The proposal includes the following deviations from the City of Galena Zoning Ordinance:

1. Table 154.208.1-Maximum Building Size – proposed Phase II theatre addition will exceed maximum allowed building size in Neighborhood Commercial. Existing size is 13,448 SF and proposed addition will bring total to 37,448 SF. This will still meet the requirements of Floor Area Ratio.
2. Section 154.601-Number of stalls not fully met without agreement between Center for the Arts and Midwest Medical Center to share existing stalls for Phase II addition.

PUBLIC SUPPORT AND/OR OBJECTIONS

In accordance with Article 9, Section 154.923(A) and (C) of the City of Galena Zoning Ordinance, the public hearing for: Map Amendment to rezone approximately 6.68 acres to a Planned Unit Development with Neighborhood Commercial as the default district and approval of a Preliminary PUD Plan for a commercial development were held concurrently. During the single public hearing, the Zoning Board of Appeals heard testimony regarding the applications from the applicant and the public.

Since the Zoning Board of Appeals is not bound by the strict rules of evidence, substantial latitude is procedurally given in all cases to the kind of evidence that may be made a part of the record. In this case, all testimony and exhibits entered into the record were evaluated and given weight by Board members on the basis of credibility and factuality.

The following persons presented testimony during the public hearings. Their testimony was recorded in the official minutes of the hearing, which are hereby made a part of this determination and recommendation.

Testimony Presented on Behalf of the Applicant:

- Carole Sullivan, 7211 W. Buckhill Road, Galena, IL, Center for the Performing Arts, Applicant for the project.

- Jim Baranski, 1015 S. Bench Street, Galena, IL, Principal Architect at Baranski, Hammer, Moretta & Sheehy, presented the proposed design on behalf of the Applicant.

Testimony Presented in Support of the Proposal:

- Tara Roddick, 304 Summit Street, Galena, IL, spoke in favor of the request.
- Dennis Waldman, 310 Park Avenue, Galena, IL, spoke in favor of the request.
- Mark Haman, 4 Irvine Court, Galena, IL 61036, spoke in favor of the request.
- Steve Coates, 304 Elk Street, Galena, IL 61036, Galena / Jo Daviess County Historical Society Board President, spoke in favor of the request.
- Leslie Waldman, 310 Park Avenue, Galena, IL 61036, spoke in favor of the request.
- Dianne Marsh, 309 Park Avenue, Galena, IL 61036, spoke in favor of the request.
- Kathy Pearson, 715 McBreams Lane, Galena, IL 61036, spoke in favor of the request.
- Al Elsbree, 2 Obediah Drive, Galena, IL 61036, spoke in favor of the request.
- Tracy Bauer, 577 Snipe Hollow Road, Elizabeth, IL 61028, CEO of Midwest Medical Center, spoke in favor of the request.
- Lisa McCarthy, 1104 North Clark Lane, Galena, IL 61036, Executive Director for Tri County Economic Development Alliance, spoke in favor of the request.
- Jill Freund, 4700 North Council Hill Road, Galena, IL 61036, spoke in favor of the request.
- Amanda Kevern, 402 South Bench Street, Galena, IL 61036, spoke in favor of the request.
- Charlene Price, 810 Shadow Bluff, Galena, IL 61036, spoke in favor of the request.
- Susan Harris, 815 Spare Street, Galena, IL 61036, spoke in favor of the request.
- John Pinto, 243 North Main Street, Galena, IL 61036, spoke in favor of the request.
- Carmen Ferguson, 900 Alexander Street, Galena, IL 61036, spoke in favor of the request.
- Lloyd Gronner, 1007 Spring Street, Galena, IL 61036, spoke in favor of the request.

Testimony Presented with Concerns Regarding the Proposal:

No one spoke in opposition to the request.

APPLICABLE SECTIONS OF THE ZONING ORDINANCE

- Article 0, Section 154.005 through 154.008 sets forth the Purpose, Separability and Non-Liability, Abrogation and Rules of Interpretation of the Zoning Ordinance.
- Article 2, Section 154.201(C) describes the Standard Nonresidential Zoning Districts.
- Article 2, Table 154.204.1 lists the Bulk Standards for Nonresidential Structures.
- Article 2, Table 154.208.1 lists the Intensity Standards for Nonresidential uses.
- Article 3, Section 154.301 sets forth the criteria for Planned Unit Developments (PUD).
- Article 3, Section 154.301(E) lists and describes the criteria for Planned Unit Development Types which include Planned Unit Development Districts and Planned Unit Development Sites.
- Article 4, Table 154.403.1 lists the land uses permitted by right or by special uses for each zoning district.
- Article 6, Section 154.601 sets forth the criteria for Off-Street Parking and Traffic Control Standards.
- Article 6, Section 154.604 sets forth the criteria for private-development Lighting Standards.
- Article 6, Section 154.605 sets forth the criteria for Landscaping Standards.
- Appendix A provides the City's Lighting Standards and Requirements.
- Article 9, Section 154.914 lists and describes the elements for Site Plan Review
- Article 9, Section 154.918 and Table 154.918.1 set forth the procedure for Required Non-Administrative Development Review.

- Article 9, Section 154.919 lists and describes the Non-Administrative Development Review Common Elements of Procedure.
- Article 9, Section 154.920 sets forth the purpose, applicability, approval criteria, decision-maker, and application and review procedures for Rezoning.
- Article 9, Section 154.923 sets forth the criteria for approval of PUD Rezoning and Plan Review.

DETERMINATION

Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by Galena Center for the Arts for a Map Amendment to rezone approximately 6.68 acres to a Planned Unit Development, with an underlying district of Neighborhood Commercial, and approval of the Preliminary Plan and Plat of the PUD should be approved for the following reasons:

A. Rezoning to Planned Unit Development with Underlying Default Districts:

1. The purpose of a Planned Unit Development zone applies to mixed-use and unique single-use projects where design flexibility is desired and is not available through applications of standard zoning districts. Planned Unit Development should be used when long-term community benefits, which may be achieved through high quality planned development, will be derived. Specific benefits included in this application are as follows:
 - a. Greater quality and quantity of open space;
 - b. Protection of natural resources.
2. The proposed rezoning is compatible with the surrounding area and the defining characteristics of the proposed zoning district. The proposed rezoning will not have adverse impacts on the adjacent areas.
3. The proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this code, and other city regulations and guidelines:
 - a. The property is located within the City's Corporate Boundaries.
 - b. The Comprehensive Plan lists "Work with local cultural arts groups to further these ends" to "Pursue development and funding for construction of a Community Center."
 - c. The Comprehensive Plan lists "Utilizing the natural resources and recreation potential of the Galena area to provide another inroad and marketing point for the tourist industry" as a goal.
 - d. The Comprehensive Plan lists "Protect and preserve the natural beauty in and around the City of Galena."
4. Adequate public facilities and services are available to the property.
5. There is a need in the community for the proposal and there will be benefits derived by the community or area by the proposed rezoning.
6. The proposed PUD does include deviations in the development standards for the default zones regarding building size and parking. As required by the PUD ordinance, the applicant is providing the following amenities in order for the City to approve these deviations:
 - a. Open space/green space.
 - b. Protection of natural resources.
 - c. Community facilities beyond those required for development within the PUD.
 - d. Other amenities, in excess of the minimum standards required by this code.

7. Rezoning to a Planned Unit Development (PUD) offers the Owner flexibility from the normal district and default standards in the Code while providing the City control over land uses, buildings, etc.

B. The Preliminary PUD Plan

1. The purpose of the preliminary plan is to ensure consistency with the uses, density/intensity, bulk, performance, and other standards of the proposed PUD for the specific area included in the preliminary plan.
2. The preliminary plan was well documented both in the written application, accompanying site plans and the oral testimony.
3. The applicable site plan review criteria.
4. An appropriate, specific density/intensity of uses for all areas included in the preliminary plan approval.
5. For the PUD as proposed, the area of the plan is at least five acres in size.

RECOMMENDATION

NOW, THEREFORE BE IT RESOLVED, that this Zoning Board of Appeals does recommend to the City Council of the City of Galena that this request by Galena Center for the Arts for a Map Amendment to rezone approximately 6.68 acres to a Planned Unit Development, with an underlying district of Neighborhood Commercial, and approval of the Preliminary Plan and Plat of the PUD should be approved with the following conditions:

- 1.** All land uses as specifically proposed in the PUD Plan shall be allowed by Right.
- 2.** Deviation from Maximum Building Size shall be allowed for Phase II addition of theatre.

PASSED AND APPROVED this 9th day of July, A.D. 2014, by the Galena Zoning Board of Appeals by a vote of 6 ayes, 0 nays, 1 absent, 0 abstain, 0 recused.

John Rosenthal, Chairperson

CITY OF GALENA, ILLINOIS



JUN 16 2014

CITY OF GALENA

Application for Planned Development

Name of Applicant: Galena Center for the Arts

Name of Property Owner (if different from applicant): Midwest Regional Medical Center

Address of Property: 219 Summit Street Galena IL 61036

City State Zip

Current and proposed use of property: Existing: Senior Assisted Living / Nursing Home

Proposed: Planned Unit Development - Community Center for the Arts

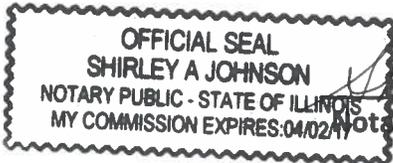
Within Historic District?: Yes No

Please Note: Provide all plats, site plans, and other pertinent information as may be required by the Zoning Ordinance or the Zoning Administrator.

Provide the names and addresses of surrounding property owners from the property in question for a distance of two-hundred-fifty (250) feet in all directions. Please exclude the number of feet occupied by all public roads, streets, alleys, and public ways in computing the 250 feet requirement.

I certify that all the information provided above is complete and correct to the best of my knowledge and belief.

Carol J. Sule 6/16/14
Applicant's Signature Date



Shirley A. Johnson 6/16/14 4/2/17
Notary's Signature Date Commission Expiration

City of Galena Use Only

Date Filed: 6/16/14 Site Visit?: Yes No If yes, date: MULTIPLE VISITS

Fee Paid: \$700.00 Receipt #: 2.239484 Amount: \$ \$700.00 Date: 6/16/14

Date set for public hearing: 7/9/14 Date hearing held: _____ Date of published notice: 6/18/14

Newspaper: GAZETTE Name of municipality where published: GALENA

Action by City Council on request: _____

Comments: _____

Galena Center for the Arts building

Upper Level:

- *Gallery to exhibit and sell contemporary art works
- *Special exhibit space for rotating exhibits
- *Dedicated space for exhibiting works from the Alfie Mueller Collection
- *Office space
- *Studio spaces to rent as arts related business incubators, artist studios, music studios
- *Gift shop
- *small Café
- *Temporary guest artist accommodations -2 rooms
- *small kitchen
- *Areas on upper and lower level will be used for regularly scheduled “Arts Prism” events for the public.
- *4 Bathrooms

Lower Level:

*Black-box theatre space for performing arts, flexible audience area of 60-80 depending upon the performance. This area will also be used for screenings of vintage films, documentaries, educational and art films.

This area will be available to rent to local groups as a presentation/lecture venue.

- *Ticket office
- *Concessions area for theatre

- *Theater dressing and make-up rooms

- *Storage

- *4 Bathrooms, 2 with showers for actors

- *Meeting room, available to rent to the public, and for use as class and workshop space for adults and children.

Outdoors:

- *Inner city prairie restoration, including walking paths

- *Sculpture garden integrated with prairie restoration

- *The outdoor area will be used for outdoor classes, including drawing and photography classes, as well as occasional outdoor events such as the Youth Arts Festival.

- * Propane Kiln for pottery

Performance Venue Addition:

- * Ultimately we anticipate building a 250 seat theatrical venue for presentation of professional theatrical and musical events, which would be attached to the present building.

- *If all goes well and it becomes necessary, there will be space available for parking lot expansion.

THE GALENA CENTER FOR THE ARTS

Our vision is to elevate and celebrate regional arts and artists----by offering high quality art in an atmosphere and presentation found in leading art institutes and theaters.

The new Galena Center for the Arts will be a unique multifaceted facility for the presentation of the fine arts to the Galena area and its visitors. By reinforcing the outstanding artistic and historical qualities of the community, it will increase the viability of Galena as an arts destination and benefit the local and regional economies. The gallery space will include work by past Galena artists, rotating special exhibits, and contemporary work by regional artists. The long term need for a true performance venue will be filled by a new 250 seat theatre, which will provide quality theatrical and musical events to the area on a regular basis by means of a resident professional company and visiting artists. The benefits of exposure to the fine arts and arts education are well documented and this facility will provide new opportunities in that area.

We are considering the Medical Clinic building on Summit Street, vacant for the past five years, as a possible site. Repurposing this building, adding on a new performance facility and preserving the surrounding acreage as an inner city green space would be a tremendous benefit to the community. This site is of particular interest because of the assets it already has including a large enough foot print and the availability of parking.

The Arts are Good for Business!

The nonprofit arts and culture are a \$47.2 million industry in the City of Dubuque—one that supports 1,530 full-time equivalent jobs and generates \$5.0 million in local and state government revenue. Nonprofit arts and culture organizations, which spend \$17.6 million annually, leverage a remarkable \$29.6 million in additional spending by arts and culture audiences—spending that pumps vital revenue into local restaurants, hotels, retail stores, parking garages, and other businesses. By demonstrating that investing in the arts and culture yields economic benefits, *Arts & Economic Prosperity IV* lays to rest a common misconception: that communities support the arts and culture at the expense of local economic development. In fact, they are investing in an industry that supports jobs, generates government revenue, and is a cornerstone of tourism. This report shows conclusively that the arts mean business!

The Arts are Good for Education!

Did you know?

Young people who participate in the arts three days a week for at least one full year are:

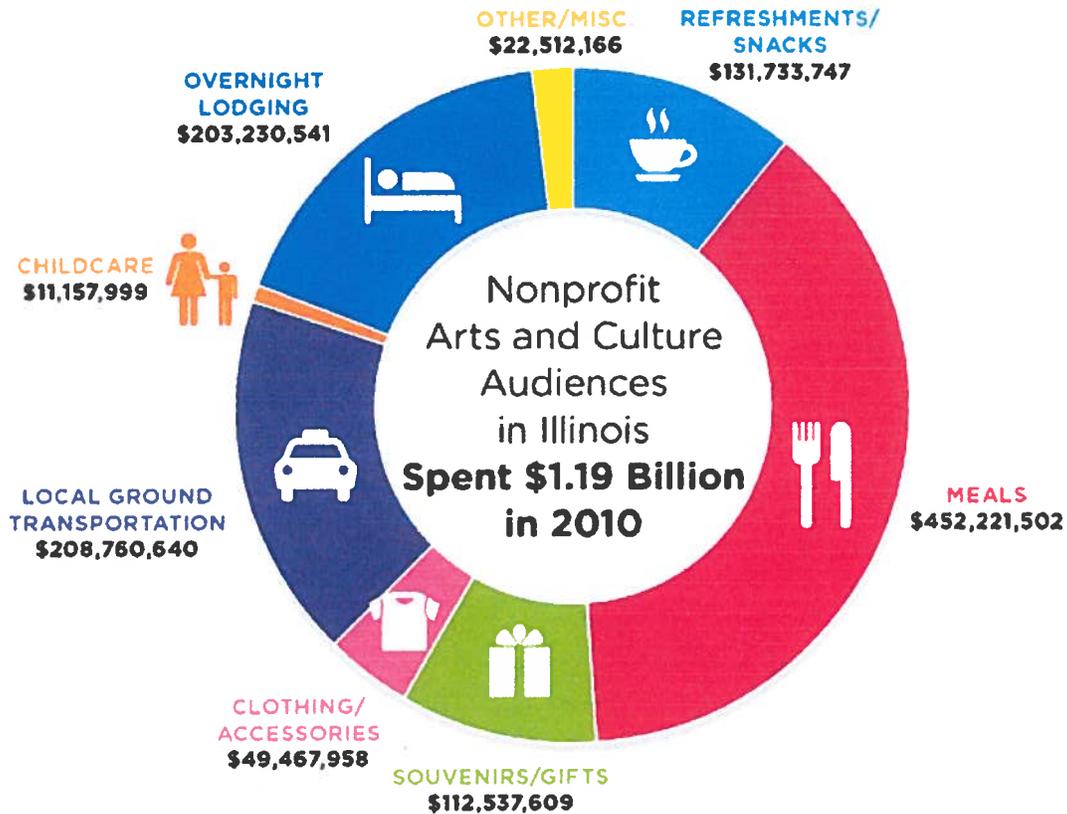
- 4 times more likely to be recognized for academic achievement
- 3 times more likely to be elected to class office
- 4 times more likely to participate in a math and science fair
- 3 times more likely to win an award for school attendance
- 4 times more likely to win an award for writing an essay or poem

(Rand Corporation Research in the Arts)

Illinois Nonprofit Arts and Culture Sector is \$2.75 Billion Industry

Arts Alliance Illinois

AUDIENCE SPENDING IN ILLINOIS



Source: Arts and Economic Prosperity IV



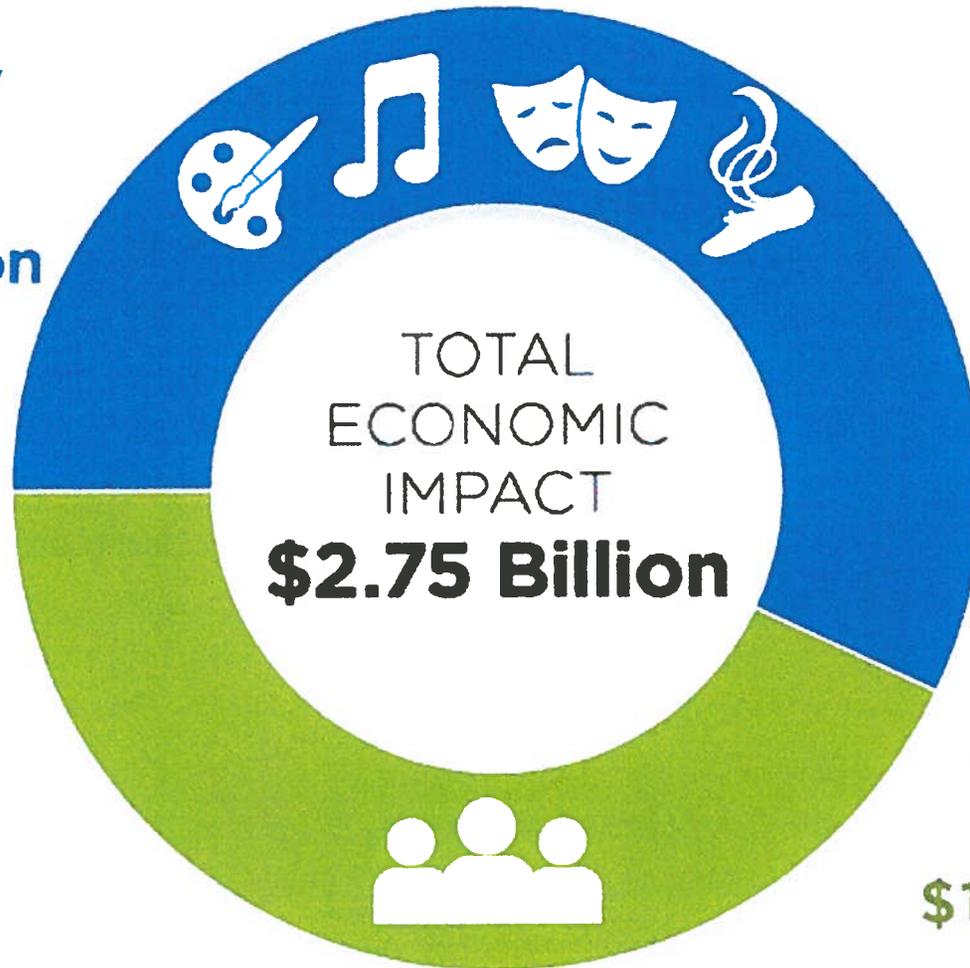
Cultural tourism offers even greater opportunities for growth

Cultural tourism has the potential to attract significant new spending to the state of Illinois. Currently, arts patrons visiting from out of state spend two-and-a-half times more per person than Illinois residents in relation to arts and cultural events (\$55.82 versus \$20.43).



ECONOMIC IMPACT OF THE ARTS IN ILLINOIS

Direct Spending by
Illinois Nonprofit
Arts and Culture
Organizations
\$1.56 Billion



Spending by
Illinois Nonprofit
Arts and Culture
Audiences
\$1.19 Billion

Nonprofit arts sector is a job and business generator

STUDENTS INVOLVED IN THE ARTS...

...STAY IN SCHOOL

4%

The dropout rate of students with high arts, low socioeconomic status.

22%

The dropout rate of students with low arts, low socioeconomic status. (1)

...SCORE HIGHER on Tests

**39
points
higher**

Music performance students scored 39 points higher

**42
points
higher**

Music appreciation students scored 42 points higher on the math SAT. (3)



...ARE MORE LIKELY TO GO TO COLLEGE

61%

vs

42%

with high arts involvement planning to get a degree

with low arts involvement (2)

...ARE BETTER at EXPRESSING THOUGHTS and Ideas

High Arts groups consistently outscored low arts groups on measures of creative thinking. (4)



Theatrefolk
Original Playscripts

Sources

1. The Arts and Achievement in At-Risk Youth (National Endowment for the Arts)
James S. Catterall, Gillian Hampton-Thompson (2012)
<http://arts.gov/sites/default/files/Arts-At-Risk-Youth.pdf>
2. The Arts and Achievement in At-Risk Youth (National Endowment for the Arts)
James S. Catterall, Gillian Hampton-Thompson (2012)
<http://arts.gov/sites/default/files/Arts-At-Risk-Youth.pdf>
3. Over 2000 elementary and middle school students surveyed College-Bound Seniors
National Report: A Profile of SAT
Program Test Takers New Jersey (2006)
http://www.artsednj.org/resources_details.asp?id=14
4. Learning In and Through the Arts: Curriculum Implications
Judith Burton, Robert Horowitz, Hal Abeles (1999)
<http://artsedge.kennedy-center.org/champions/pdfs/Learning.pdf>

Did You Know?

Young people who participate in the arts three days a week for at least one full year are:

- 4 times more likely to be recognized for academic achievement
- 3 times more likely to be elected to class office
- 4 times more likely to participate in a math and science fair
- 3 times more likely to win an award for school attendance
- 4 times more likely to win an award for writing an essay/poem

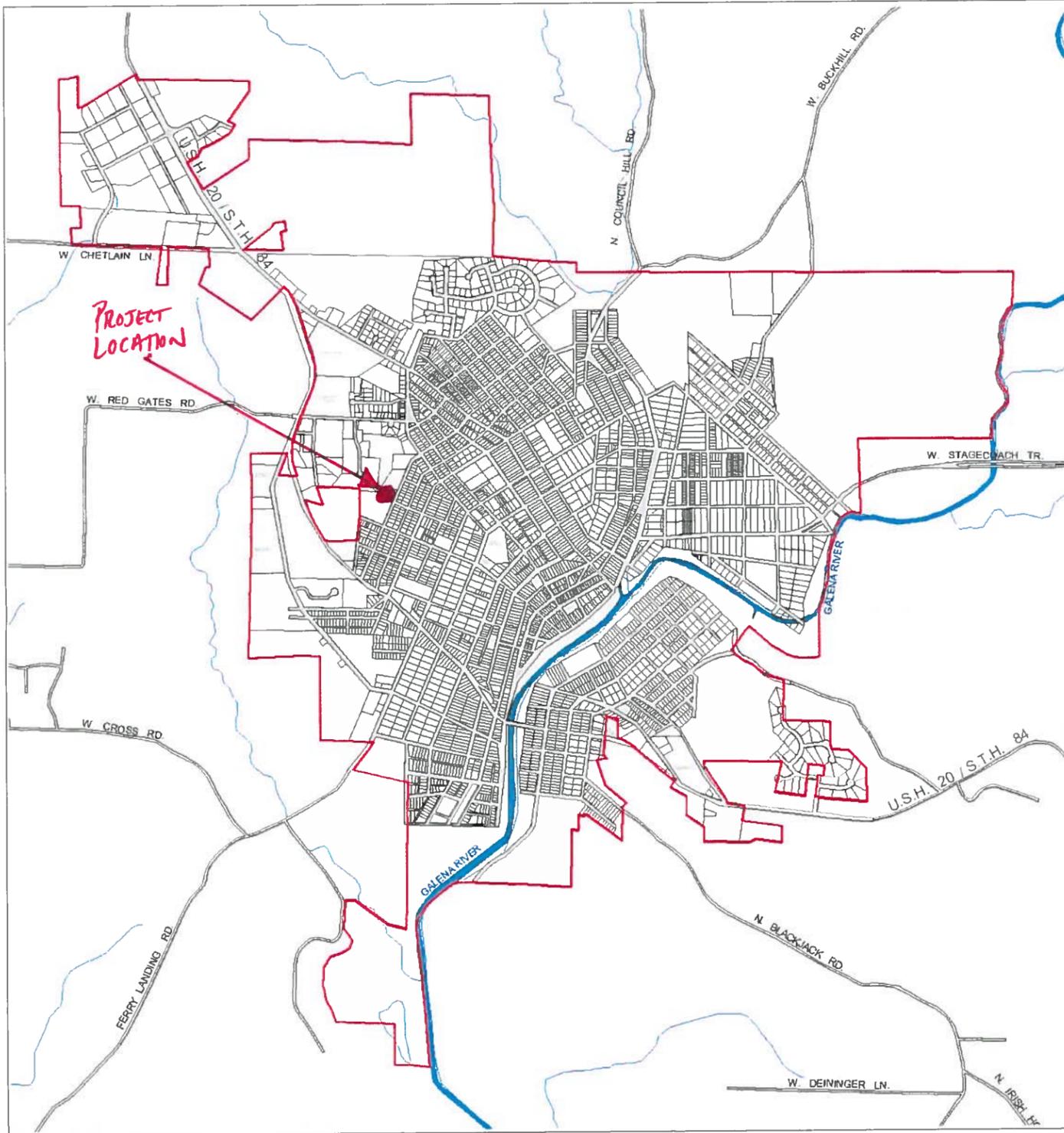
The facts are that art education:

- makes a tremendous impact on the developmental growth of every child and has been proven to help level the “learning field” across socio-economic boundaries
- strengthens student problem-solving and critical thinking skills, adding to overall academic achievement and school success
- helps all students develop more appreciation and understanding of the world around them

* *“Reframing the Debate about the Benefit of the Arts”*,
Rand Corporation Research in the Arts,
www.americansforthearts.org/public_awareness



CITY OF GALENA JO DAVIESS CO., ILLINOIS BASE VIEW MAP #1



City Parcel Key

- Galena Corporate Limits
- Roads
- Parcels
- Rivers
- Streams

1000 0 1000 2000 Feet



Drafted: LSR
Date: 12-31-02
File: d citygis galena
Note: base data provided by City of Galena, Jo Daviess Co., and NRCS





Rezoning / PUD / Subdivision
Concept Map

High Density Residential

Low Density Residential

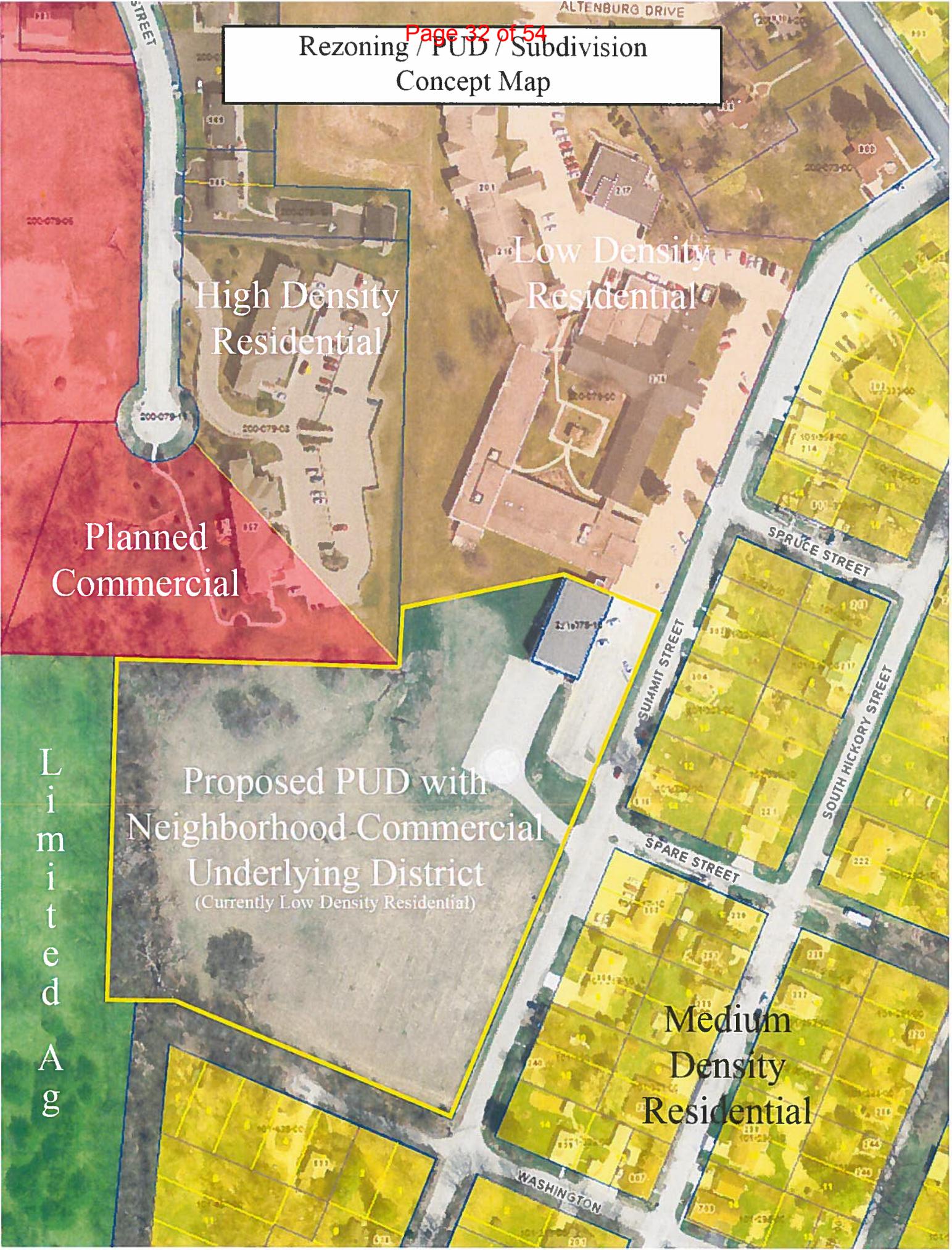
Planned Commercial

Proposed PUD with
Neighborhood Commercial
Underlying District
(Currently Low Density Residential)

Medium Density Residential

L
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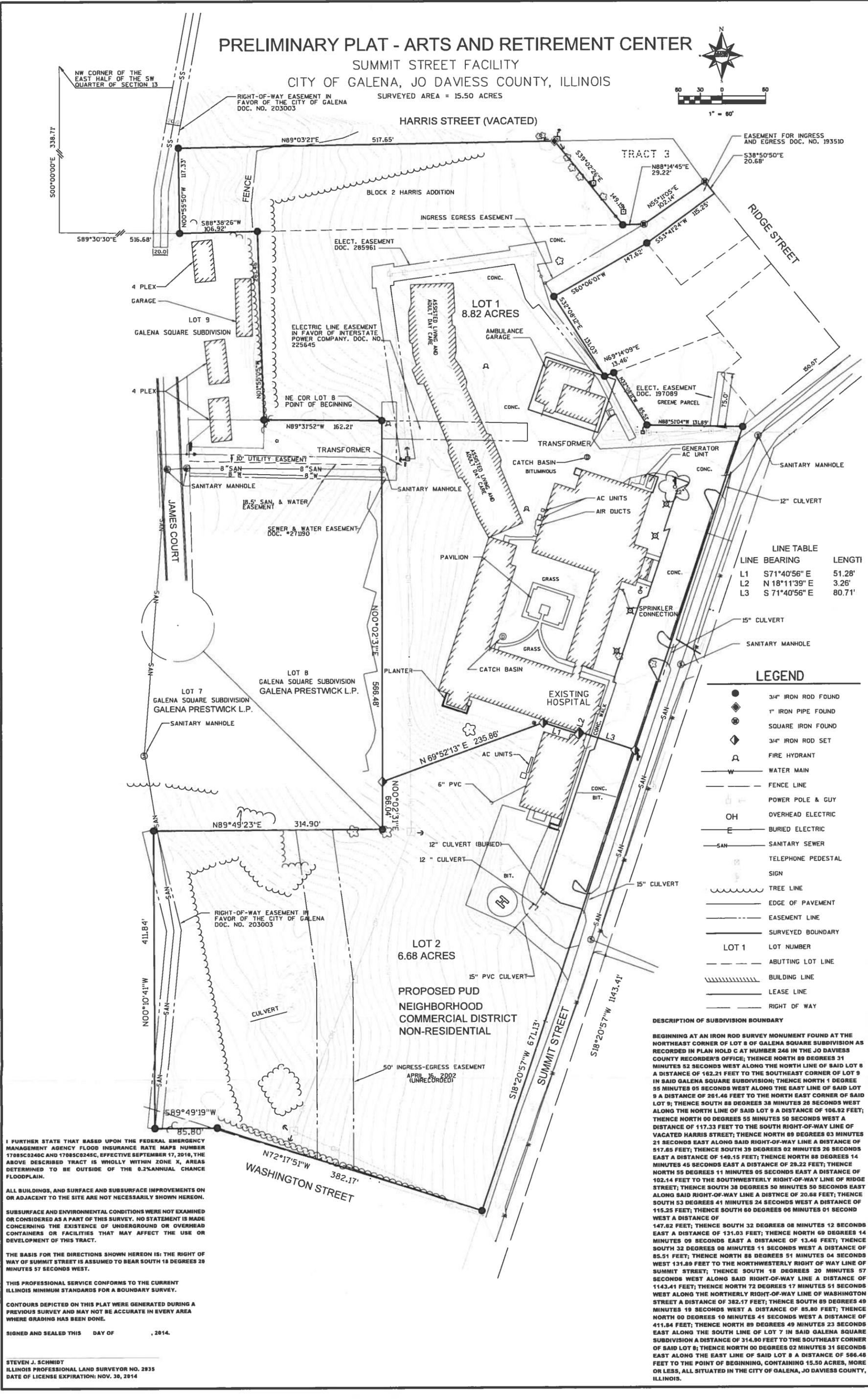
PRELIMINARY PLAT - ARTS AND RETIREMENT CENTER

SUMMIT STREET FACILITY
CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS

SURVEYED AREA = 15.50 ACRES



HARRIS STREET (VACATED)



LINE TABLE

LINE	BEARING	LENGTH
L1	S71°40'56" E	51.28'
L2	N18°11'39" E	3.26'
L3	S71°40'56" E	80.71'

LEGEND

- 3/4" IRON ROD FOUND
- 1" IRON PIPE FOUND
- ◻ SQUARE IRON FOUND
- ◊ 3/4" IRON ROD SET
- ⊕ FIRE HYDRANT
- W WATER MAIN
- - - FENCE LINE
- P POWER POLE & GUY
- OH OVERHEAD ELECTRIC
- E BURIED ELECTRIC
- SAN SANITARY SEWER
- ⊕ TELEPHONE PEDESTAL
- ⊕ SIGN
- ~ TREE LINE
- EDGE OF PAVEMENT
- - - EASEMENT LINE
- - - SURVEYED BOUNDARY
- LOT 1 LOT NUMBER
- - - ABUTTING LOT LINE
- ▨ BUILDING LINE
- - - LEASE LINE
- - - RIGHT OF WAY

DESCRIPTION OF SUBDIVISION BOUNDARY

BEGINNING AT AN IRON ROD SURVEY MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 8 OF GALENA SQUARE SUBDIVISION AS RECORDED IN PLAN HOLD C AT NUMBER 246 IN THE JO DAVIESS COUNTY RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 31 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 162.21 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN SAID GALENA SQUARE SUBDIVISION; THENCE NORTH 1 DEGREE 55 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 261.46 FEET TO THE NORTH EAST CORNER OF SAID LOT 9; THENCE SOUTH 88 DEGREES 38 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 9 A DISTANCE OF 106.92 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 50 SECONDS WEST A DISTANCE OF 117.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VACATED HARRIS STREET; THENCE NORTH 89 DEGREES 03 MINUTES 21 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 517.65 FEET; THENCE SOUTH 39 DEGREES 02 MINUTES 26 SECONDS EAST A DISTANCE OF 149.15 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 29.22 FEET; THENCE NORTH 55 DEGREES 11 MINUTES 05 SECONDS EAST A DISTANCE OF 102.14 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE STREET; THENCE SOUTH 38 DEGREES 50 MINUTES 50 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.68 FEET; THENCE SOUTH 53 DEGREES 41 MINUTES 24 SECONDS WEST A DISTANCE OF 115.25 FEET; THENCE SOUTH 80 DEGREES 06 MINUTES 01 SECOND WEST A DISTANCE OF 147.62 FEET; THENCE SOUTH 32 DEGREES 08 MINUTES 12 SECONDS EAST A DISTANCE OF 131.03 FEET; THENCE NORTH 69 DEGREES 14 MINUTES 09 SECONDS EAST A DISTANCE OF 13.46 FEET; THENCE SOUTH 32 DEGREES 08 MINUTES 11 SECONDS WEST A DISTANCE OF 85.51 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 04 SECONDS WEST 131.89 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SUMMIT STREET; THENCE SOUTH 18 DEGREES 20 MINUTES 57 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1143.41 FEET; THENCE NORTH 72 DEGREES 17 MINUTES 51 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET A DISTANCE OF 382.17 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 19 SECONDS WEST A DISTANCE OF 85.80 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 41 SECONDS WEST A DISTANCE OF 411.84 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF LOT 7 IN SAID GALENA SQUARE SUBDIVISION A DISTANCE OF 314.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 00 DEGREES 02 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 566.48 FEET TO THE POINT OF BEGINNING, CONTAINING 15.50 ACRES, MORE OR LESS, ALL SITUATED IN THE CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS.

I FURTHER STATE THAT BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 1708SC0240C AND 1708SC0245C, EFFECTIVE SEPTEMBER 17, 2016, THE ABOVE DESCRIBED TRACT IS WHOLLY WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS: THE RIGHT OF WAY OF SUMMIT STREET IS ASSUMED TO BEAR SOUTH 18 DEGREES 20 MINUTES 57 SECONDS WEST.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CONTOURS DEPICTED ON THIS PLAT WERE GENERATED DURING A PREVIOUS SURVEY AND MAY NOT BE ACCURATE IN EVERY AREA WHERE GRADING HAS BEEN DONE.

SIGNED AND SEALED THIS DAY OF , 2014.

STEVEN J. SCHMIDT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2935
DATE OF LICENSE EXPIRATION: NOV. 30, 2014

PROJECT NO. _____ SHEET _____

GALENA CENTER FOR THE ARTS
SUMMIT STREET PUD
GALENA, IL

PRELIMINARY PLAT

TELECOMMUNICATION - MULTIMEDIA
DEVELOPMENT - ENVIRONMENTAL
160 Associates Drive, Suite 102, Dubuque, IA 52002
563.582.9773 563-569-1214 fax 563-562-4020

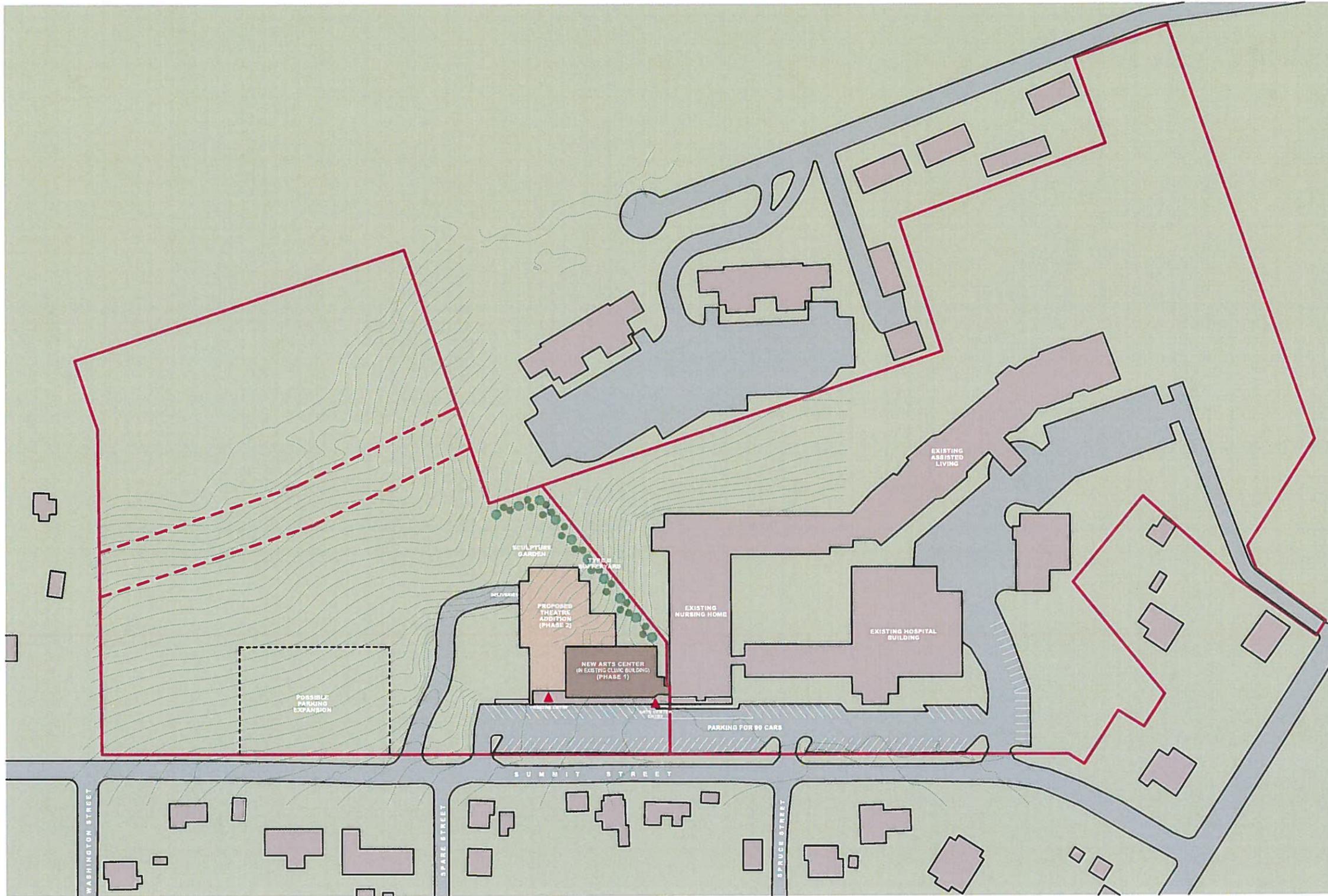
MSA
MULTIMEDIA SURVEYING & CONSULTING

REVISION	DATE	BY

SCALE AS SHOWN
PROJECT DATE: JUNE 13, 2014
DRAWN BY: SJJ
CHECKED BY: FB
PLOT DATE: 6/18/14, P:\VERSION\163001163001163000-CA-DC-NEW PLAT.dwg

**GALENA CENTER
FOR THE ARTS**

GALENA, ILLINOIS



PROJECT SUMMARY

PHASE 1 SUMMARY

TOTAL LOT AREA: 6.68 ACRES
 EXISTING BUILDING AREA: 13,448 s.f.
 F.A.R. FOR N.C. = .25 72,775 s.f.
 (MAX. BUILDING SIZE WITH SUP IS 20,000 s.f. -
 CAN BE INCREASED WITH A P.U.D.)

PARKING REQUIRED: 40 SPACES
 PARKING PROVIDED: 90 SPACES

PHASE 2 SUMMARY

TOTAL LOT AREA: 6.68 ACRES
 EXISTING BUILDING AREA: 13,448 s.f.
 THEATRE AREA: 25,000 s.f.
 TOTAL BUILDING AREA: 37,448 s.f.
 F.A.R. FOR N.C. = .25 72,775 s.f.
 (MAX. BUILDING SIZE WITH SUP IS 20,000 s.f. -
 CAN BE INCREASED WITH A P.U.D.)

PARKING REQUIRED: 85 SPACES
 PARKING PROVIDED: 90 SPACES

TYPE II BUFFERYARD
 LANDSCAPE PTS. REQ'D: 1,320 POINTS
 LANDSCAPE PTS. PROVIDED: 1,550 POINTS



A1



A2



A3



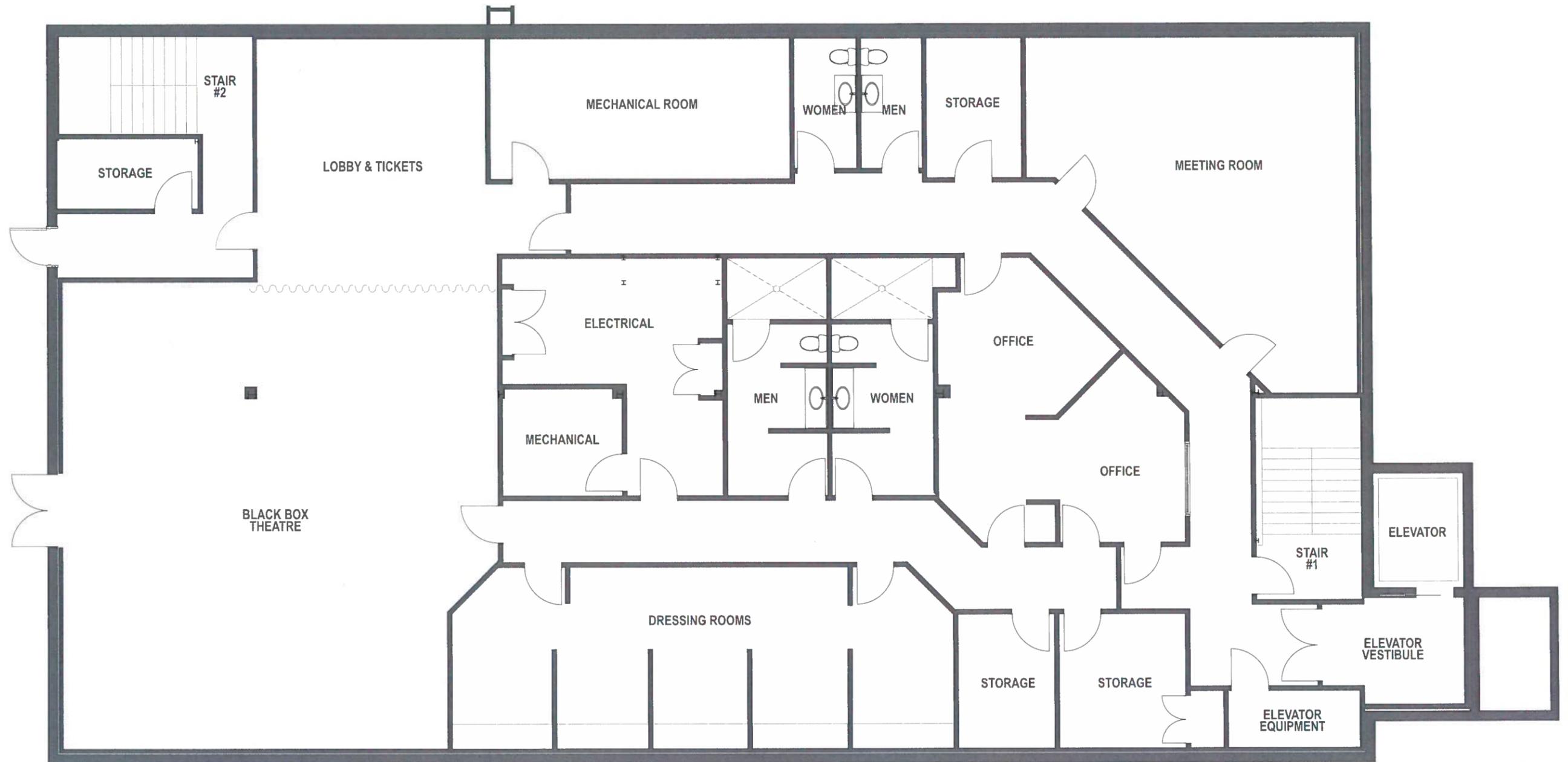
A4



A5



A6



A7

To: Honorable Mayor Renner, City Council and City Administrator

From: Matt Oldenburg, Zoning Administrator



Date: July 22, 2014

RE: Cal. No. 14SUB-01, Applicant: Galena Center for the Arts – 7211 W Buckhill Rd., Galena, IL 61036 and Owner: Midwest Regional Medical Center, 1 Medical Center Drive, Galena, IL 61036. Location: Parcel: 22-200-075-00, Located in Lots 1-28 in Block 2 of the Harris Addition in the East half of the Southwest quadrant of Section 13, Township 28 North, Range 1 West of the Fourth Principal Meridian, City of Galena, West Galena Township, Jo Daviess County, Illinois. Common address 200-219 Summit Street, Galena, IL 61036. Request to approve a Preliminary Plat for a subdivision of a metes and bounds parcel into 2 lots. Lot 2 of this new subdivision is proposed in conjunction with a Planned Unit Development request.

Project Summary:

The subject property is located at 219 Summit Street and is part of the complex owned by the Midwest Regional Medical Center. The property consists of approximately 15.5 acres and the plan is to create a subdivision with two lots (Lots 1 & 2), pending approval of the PUD in Lot 2 with a lot size of 6.68 acres. Lot 1 would have a lot size of 8.82 acres. Lot 2 will be purchased by the Galena Center for the Arts pending approval of the PUD and this request.

Staff Comments:

Engineering: Storm water detention facilities will need review and adjustment when Phase II of the PUD is ready to proceed.

Zoning: An irrevocable agreement for easement of access will be required between the owners of Lots 1 & 2 in order to satisfy parking requirements for the PUD.

ZBA Recommendation to City Council:

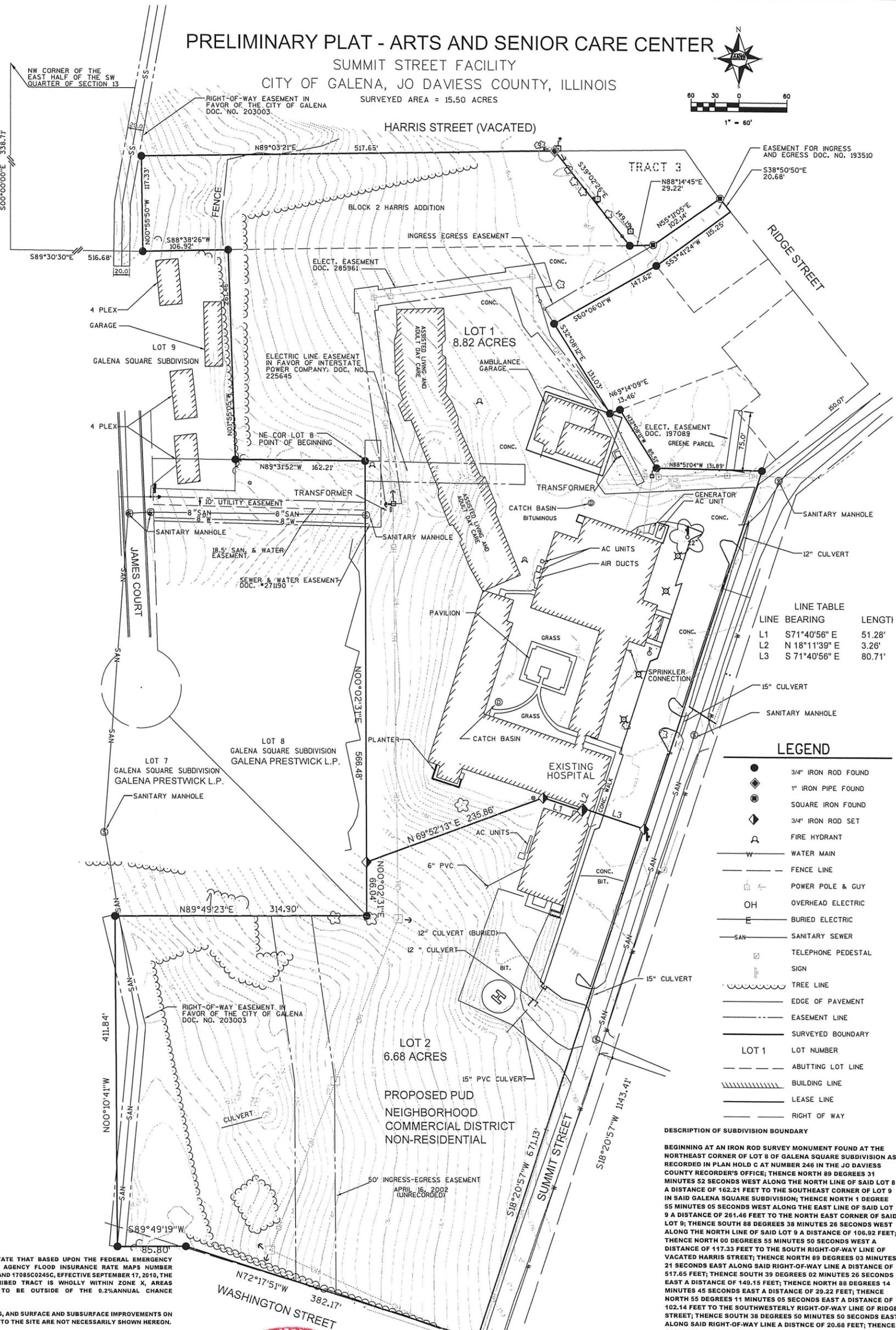
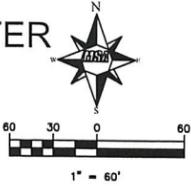
At their July 9, 2014 meeting, the Zoning Board of Appeals held a public hearing on this request. The Zoning Board voted unanimously to recommend to the City Council approval of this request for preliminary plat as shown in the plans contingent upon approval of the concurrent PUD rezoning request.

Staff Recommendation:

Based on Staff review of this request with respect to the Zoning Ordinance and the Subdivision Ordinance, Staff does recommend to the City Council approval of the preliminary plat.

PRELIMINARY PLAT - ARTS AND SENIOR CARE CENTER

SUMMIT STREET FACILITY
CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS
SURVEYED AREA = 15.50 ACRES



LINE TABLE

LINE	BEARING	LENGTH
L1	S71°40'56" E	51.28'
L2	N 18°11'39" E	3.26'
L3	S 71°40'56" E	80.71'

LEGEND

- 3/4" IRON ROD FOUND
- 1" IRON PIPE FOUND
- SQUARE IRON FOUND
- 3/4" IRON ROD SET
- FIRE HYDRANT
- WATER MAIN
- FENCE LINE
- POWER POLE & GUY
- OVERHEAD ELECTRIC
- BURIED ELECTRIC
- SANITARY SEWER
- TELEPHONE PEDESTAL
- SIGN
- TREE LINE
- EDGE OF PAVEMENT
- EASEMENT LINE
- SURVEYED BOUNDARY
- LOT 1
- LOT NUMBER
- ABUTTING LOT LINE
- BUILDING LINE
- LEASE LINE
- RIGHT OF WAY

DESCRIPTION OF SUBDIVISION BOUNDARY

BEGINNING AT AN IRON ROD SURVEY MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 8 OF GALENA SQUARE SUBDIVISION AS RECORDED IN PLAN HOLD C AT NUMBER 246 IN THE JO DAVIESS COUNTY RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 31 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 162.21 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN SAID GALENA SQUARE SUBDIVISION; THENCE NORTH 1 DEGREE 55 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 261.46 FEET TO THE NORTH EAST CORNER OF SAID LOT 9; THENCE SOUTH 88 DEGREES 38 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 9 A DISTANCE OF 106.92 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 50 SECONDS WEST A DISTANCE OF 117.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VACATED HARRIS STREET; THENCE NORTH 89 DEGREES 03 MINUTES 21 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 517.65 FEET; THENCE SOUTH 39 DEGREES 02 MINUTES 26 SECONDS EAST A DISTANCE OF 149.15 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 29.22 FEET; THENCE NORTH 55 DEGREES 11 MINUTES 05 SECONDS EAST A DISTANCE OF 102.14 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE STREET; THENCE SOUTH 38 DEGREES 50 MINUTES 50 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.68 FEET; THENCE SOUTH 53 DEGREES 41 MINUTES 24 SECONDS WEST A DISTANCE OF 115.25 FEET; THENCE SOUTH 60 DEGREES 06 MINUTES 01 SECOND WEST A DISTANCE OF 147.62 FEET; THENCE SOUTH 32 DEGREES 08 MINUTES 12 SECONDS EAST A DISTANCE OF 131.03 FEET; THENCE NORTH 69 DEGREES 14 MINUTES 09 SECONDS EAST A DISTANCE OF 13.46 FEET; THENCE SOUTH 32 DEGREES 08 MINUTES 11 SECONDS WEST A DISTANCE OF 85.51 FEET; THENCE NORTH 88 DEGREES 51 MINUTES 04 SECONDS WEST 131.89 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SUMMIT STREET; THENCE SOUTH 10 DEGREES 20 MINUTES 57 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1143.41 FEET; THENCE NORTH 72 DEGREES 17 MINUTES 51 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET A DISTANCE OF 382.17 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 19 SECONDS WEST A DISTANCE OF 85.80 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 41 SECONDS WEST A DISTANCE OF 411.84 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF LOT 7 IN SAID GALENA SQUARE SUBDIVISION A DISTANCE OF 314.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 00 DEGREES 02 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 566.48 FEET TO THE POINT OF BEGINNING, CONTAINING 15.50 ACRES, MORE OR LESS, ALL SITUATED IN THE CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS.

I FURTHER STATE THAT BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 17085C0240C AND 17085C0245C, EFFECTIVE SEPTEMBER 17, 2010, THE ABOVE DESCRIBED TRACT IS WHOLLY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS: THE RIGHT OF WAY OF SUMMIT STREET IS ASSUMED TO BEAR SOUTH 18 DEGREES 20 MINUTES 57 SECONDS WEST.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CONTOURS DEPICTED ON THIS PLAT WERE GENERATED DURING A PREVIOUS SURVEY AND MAY NOT BE ACCURATE IN EVERY AREA WHERE GRADING HAS BEEN DONE.

SIGNED AND SEALED THIS 8 DAY OF July, 2014.

STEVEN J. SCHMIDT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2935
DATE OF LICENSE EXPIRATION: NOV. 30, 2014



PROJECT NO. _____ SHEET _____

GALENA CENTER FOR THE ARTS
SUMMIT STREET PUD
GALENA, IL

PRELIMINARY PLAT

TRANSPORTATION - MUNICIPAL
DEVELOPMENT - ENVIRONMENTAL
1608 Associates Drive, Suite 102, Dubuque, IA 52002
565-583-3973, 888-869-1314, fax 565-582-4100
O R S I A

MSA
PROFESSIONAL SURVEYORS

BY	DATE	REVISION

SCALE: AS SHOWN
DRAWN BY: JUS
F.B.T.
CHECKED BY: _____
PLOT DATE: 7/8/14, P:\115000\115000\115000\GAD\CD\3D\OUT\NEW PLAT.dwg

RESOLUTION NO. R-__-14

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR ARTS AND SENIOR CARE CENTER SUBDIVISION IN CITY OF GALENA, ILLINOIS

WHEREAS, the applicant, Galena Center for the Arts, 7211 W Buckhill Road, Galena, IL 61036 and Owner: Midwest Medical Center, 1 Medical Center Drive, Galena, IL 61036 has requested approval of a Preliminary Plat for a 2 Lot – 15.5 acre Subdivision comprised of a metes and bounds parcel located in Lots 1-28 in Block 2 of the Harris Addition in the East half of the Southwest quadrant of Section 13, Township 28 North, Range 1 West of the Fourth Principal Meridian, City of Galena, West Galena Township, Jo Daviess County, Illinois. Common address 200-219 Summit Street, Galena, IL 61036.

WHEREAS, at their July 9, 2014 meeting, the Zoning Board of Appeals held a public hearing on this request. The Zoning Board voted unanimously to recommend to the City Council approval of a request for Preliminary Plat as shown on Exhibit A contingent upon approval of the concurrent PUD amendment request; and

WHEREAS, the prepared Preliminary Plat conforms to the requirements of the current Zoning Ordinance and Subdivision Ordinance of the City of Galena.

THEREFORE BE IT RESOLVED that the Preliminary Plat for Arts and Senior Care Center Subdivision in the City of Galena, Jo Daviess County, Illinois, is hereby approved by the City Council of Galena.

Passed this 28th day of July, A.D., 2014.

**AYES:
NAYS:
ABSENT:
ABSTAIN:**

Terry Renner, Mayor

ATTESTATION:

Mary Beth Hyde, City Clerk

CITY OF GALENA, ILLINOIS



JUN 16 2014

Application for Subdivision Approval

Name of Applicant: Galena Center for the Arts CITY OF GALENA

Phone #: 815-777-0410 Email: info@galenacenterforthearts.com

Name of Property Owner (if different than applicant): Midwest Regional Medical Center

Address of Property: 219 Summit Street

Current Use of Property: Senior Assisted Living, Nursing Home

Proposed Use of Property: Senior Assisted Living, Nursing Home

Planned Unit Development - Community Center for the Arts

Current Zoning District: Low Density Residential Within Historic District?: Yes No

Proposed Zoning District: Low Density Residential, Planned Unit Development, Neighborhood Commercial

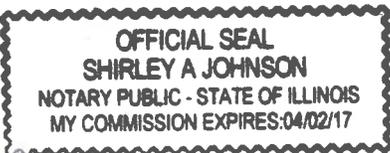
Please provide the following:

- Provide a written narrative explaining why the proposed subdivision or the property should be approved.
- Provide all plats, site plans, and other information as may be required by the Subdivision Ordinance or the Planning Department.
- Provide the names and addresses of surrounding property owners from the property in question for a distance of two-hundred-fifty (250) feet in all directions. Please exclude the number of feet occupied by all public roads, streets, alleys, and public ways in computing the 250 feet requirement.

I certify that all the information provided above is complete and correct to the best of my knowledge and belief.

Carole J. Sudd 6/16/14
Applicant's Signature Date

Shirley A. Johnson 6/16/14 4/2/17
Notary's Signature Date Commission Expiration



Ordinance # _____

**AN ORDINANCE AMENDING CHAPTER 114 OF THE CODE OF ORDINANCES
OF THE CITY OF GALENA, ILLINOIS**

WHEREAS, the City of Galena currently has an ordinance for licensing tour service businesses which recognizes the entertainment value of such tours and the positive impact such tours have on the local economy, but also balances the need to protect the health, safety and welfare of citizens and neighborhoods of the City of Galena, and

WHEREAS, the City of Galena, from time to time, finds it necessary and in the best interest of the community, to amend the ordinance to adapt to changing business conditions while protecting the health, safety and general welfare, and

WHEREAS, the City Council of the City of Galena finds that adding an unrestricted Tour Service License has the potential to increase commerce in the City of Galena thereby benefiting the City of Galena and its residents, and

WHEREAS, the City Council of the City of Galena finds that the Tour Operators Ordinance contains sufficient operational rules and restrictions to protect the health, safety and general welfare of the operators, passengers, and general public during the operations of any and all licensed Tour Service vehicles, and

WHEREAS, the City Council of the City of Galena finds that adding an unrestricted Tour Service License is in keeping with the Intent of the Tour Operators Ordinance as defined in Chapter 114.01 of the Galena Code of Ordinances.

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

SECTION I: Section 114-04, Paragraph (B) (1) (b), of the Galena Code of Ordinances entitled **ANNUAL LICENSE AND FEES**, is hereby amended by deleting the strikethrough text and by adding the underlined text.

(b) There shall be no more than ~~three~~ four licenses issued an outstanding at any time. ~~Two~~ Three of the aforementioned licenses shall be classified as a tour operators unrestricted license and one of the aforementioned licenses shall be classified as a tour operators restricted license.

SECTION II: All other provisions of Chapter 114 shall remain in full force and effect.

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 90 days from its passage.

SECTION V: Passed on this ____ day of _____, A.D. 2014, in open Council.

AYES:

NAYS:

TERRY RENNER, MAYOR

ATTEST:

Mary Beth Hyde, City Clerk

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
ANDERSON, JIM & KATHY (120003)							
071014	1	Invoice	MAGAZINE ST. WALL LA	07/10/2014	965.00		01.41.860.01
Total ANDERSON, JIM & KATHY (120003):					965.00		
AT & T (LOCAL) (103)							
071514	1	Invoice	POOL/PHONE	07/15/2014	29.10		59.55.552.00
071514	2	Invoice	PUBLIC WORKS/PHONE	07/15/2014	42.07		01.41.552.00
071514	3	Invoice	FIRE DEPARTMENT/PHO	07/15/2014	87.41		22.22.552.00
071514	4	Invoice	EMS/PHONE	07/15/2014	27.24		12.10.552.00
071514	5	Invoice	POLICE/PHONE	07/15/2014	436.26		01.21.552.00
071514	6	Invoice	FIRE DEPARTMENT/PHO	07/15/2014	35.21		22.22.552.00
071514	7	Invoice	ADMINISTRATION/PHON	07/15/2014	214.71		01.13.552.00
071514	8	Invoice	FLOOD CONTROL/PHON	07/15/2014	27.24		20.25.515.00
071514	9	Invoice	ADMINISTRATION/PHON	07/15/2014	66.92		01.13.552.00
Total AT & T (LOCAL) (103):					966.16		
AT & T LONG DISTANCE (119065)							
071514	1	Invoice	POOL/LONG DISTANCE	07/15/2014	89.96		59.55.552.00
071514	2	Invoice	PUBLIC WORKS/LONG DI	07/15/2014	.16		01.41.552.00
071514	3	Invoice	FIRE DEPARTMENT/LON	07/15/2014	3.84		22.22.552.00
071514	4	Invoice	POLICE/LONG DISTANCE	07/15/2014	270.05		01.21.552.00
071514	5	Invoice	ADMINISTRATION/LONG	07/15/2014	503.62		01.13.552.00
Total AT & T LONG DISTANCE (119065):					867.63		
BARANSKI, HAMMER, (375)							
11	2	Adjustmen	CONSTRUCTION ADMINI	01/01/2014	2,940.00-		01.13.820.00
1402-2	1	Invoice	POLICE DEPARTMENT D	07/01/2014	3,000.00		01.13.820.00
Total BARANSKI, HAMMER, (375):					60.00		
BROWN TRAFFIC PRODUCTS (853)							
044333	1	Invoice	TRAFFIC SIGNAL @ MCD	07/14/2014	70.02		15.41.514.06
Total BROWN TRAFFIC PRODUCTS (853):					70.02		
CARD SERVICE CENTER (119840)							
071514	1	Invoice	SOFTWARE LICENSES	07/15/2014	102.67		01.13.512.04
071514	2	Invoice	COMPUTER PURCHASE	07/15/2014	450.00		01.13.563.00
071514	3	Invoice	PHOTOSHOP MONTHLY	07/15/2014	21.24		01.16.563.00
071514	4	Invoice	COMPUTER PURCHASE	07/15/2014	534.95		01.41.929.00
071514	5	Invoice	COMPUTER PURCHASE	07/15/2014	457.00		01.45.830.00
071514	6	Invoice	GRANT PARK SIGN	07/15/2014	484.00		17.52.820.06
071514	7	Invoice	OFFICE 365 SUBSCRIPTI	07/15/2014	87.62		51.42.929.00
071514	8	Invoice	STAFF UNIFORMS	07/15/2014	87.41		59.55.691.04
Total CARD SERVICE CENTER (119840):					2,224.89		
CEDAR CROSS OVERHEAD DOOR (588)							
162401	2	Adjustmen	GARAGE DOOR MAINTEN	12/13/2013	88.00-		01.13.511.01
162778	2	Adjustmen	GARAGE DOOR MAINTEN	12/19/2013	109.00-		01.41.511.00
167748	1	Invoice	GARAGE DOOR MAINTEN	07/07/2014	68.00		01.41.511.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total CEDAR CROSS OVERHEAD DOOR (588):					129.00-		
CHIEF LAW ENFORCEMENT SUPPLY (119909)							
369156	2	Adjustmen	UNIFORMS/LORI	12/30/2013	148.18-		01.21.471.15
479829	1	Invoice	UNIFORMS/TONY	07/01/2014	27.99		01.21.471.15
Total CHIEF LAW ENFORCEMENT SUPPLY (119909):					120.19-		
CIVIC SYSTEMS, LLC (865)							
CVC11278	4	Adjustmen	SOFTWARE ANNUAL SU	12/20/2013	920.00-		13.44.532.00
CVC11278	5	Adjustmen	SOFTWARE ANNUAL SU	12/20/2013	1,844.00-		51.42.532.00
CVC11278	6	Adjustmen	SOFTWARE ANNUAL SU	12/20/2013	1,844.00-		52.43.532.00
Total CIVIC SYSTEMS, LLC (865):					4,608.00-		
CONMAT, INC. (1187)							
90667	1	Invoice	MISC. MATERIALS	07/16/2014	53.21		01.41.614.04
Total CONMAT, INC. (1187):					53.21		
CONNEY FIRST AID (118961)							
04724668	1	Invoice	FIRST AID SUPPLIES	07/07/2014	36.62		59.55.651.00
Total CONNEY FIRST AID (118961):					36.62		
DAN'S AERIAL SERVICE (119789)							
4042	1	Invoice	TREE/BRUSH	07/07/2014	500.00		01.41.517.02
Total DAN'S AERIAL SERVICE (119789):					500.00		
DOIG, KATHLEEN (119339)							
426825	2	Adjustmen	MARKET HOUSE RESTR	01/07/2014	385.00-		01.13.511.06
443139	1	Invoice	MARKET HOUSE RESTR	07/22/2014	290.00		01.13.511.06
Total DOIG, KATHLEEN (119339):					95.00-		
DUBUQUE FIRE EQUIPMENT, INC. (631)							
97213	1	Invoice	HOOD REPAIR	06/20/2014	239.30		59.55.512.01
Total DUBUQUE FIRE EQUIPMENT, INC. (631):					239.30		
DUBUQUE HOSE & HYDRAULICS (183)							
401060	2	Adjustmen	MISC. VEHICLE	12/05/2013	20.32-		01.41.613.12
Total DUBUQUE HOSE & HYDRAULICS (183):					20.32-		
FARNER BOCKEN COMPANY (792)							
3198082	1	Invoice	FOOD	07/10/2014	977.48		59.55.652.05
3217033	1	Invoice	CONCESSION SUPPLIES	07/17/2014	983.47		59.55.652.05
Total FARNER BOCKEN COMPANY (792):					1,960.95		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
FASTENAL CO. (365)							
IADU116781	2	Adjustmen	DOWNTOWN BENCH	01/12/2014	9.48-		17.52.652.00
Total FASTENAL CO. (365):					9.48-		
FIRE ENGINEERING (119344)							
071514	1	Invoice	PUBLICATION	07/15/2014	29.00		22.22.565.00
Total FIRE ENGINEERING (119344):					29.00		
FIRE TEXTR RESPONSE, LLC (119945)							
2013-236	2	Adjustmen	IPHONE PAGING SYSTE	10/20/2013	2,285.00-		22.22.840.00
Total FIRE TEXTR RESPONSE, LLC (119945):					2,285.00-		
FOLEY'S TIRE & AUTO SERVICE, INC. (119917)							
1738	2	Adjustmen	2012 FOR 1-TON	12/16/2013	15.00-		01.41.613.03
1758	2	Adjustmen	2011 1-TON	12/19/2013	15.00-		01.41.613.04
1771	2	Adjustmen	EQUIPMENT MAINTENAN	12/26/2013	102.22-		17.52.514.00
Total FOLEY'S TIRE & AUTO SERVICE, INC. (119917):					132.22-		
G & K SERVICES (532)							
063014	1	Invoice	UNIFORM SERVICES	06/30/2014	391.44		01.41.579.02
Total G & K SERVICES (532):					391.44		
GALENA CHRYSLER (82)							
53637	2	Adjustmen	SQUAD 4 REPAIRS	12/05/2013	131.00-		01.21.513.06
53682	2	Adjustmen	SQUAD 3 MAINTENANCE	12/11/2013	86.11-		01.21.513.06
53741	2	Adjustmen	SQUAD 2 MAINTENANCE	12/12/2013	95.01-		01.21.513.06
53805	2	Adjustmen	SQUAD 4 MAINTENANCE	12/26/2013	85.91-		01.21.513.06
Total GALENA CHRYSLER (82):					398.03-		
GALENA CLIMATE CONTROL STORAGE (119906)							
071514	1	Invoice	MONTHLY RENT FOR ST	07/15/2014	250.00		01.13.820.00
Total GALENA CLIMATE CONTROL STORAGE (119906):					250.00		
GALENA FEST. OF PERF. ARTS (119737)							
072814	1	Invoice	DEPOSIT REFUND	07/28/2014	200.00		58.54.929.00
Total GALENA FEST. OF PERF. ARTS (119737):					200.00		
GALENA LAUN. & LINEN INC. (84)							
010114	5	Adjustmen	FINANCE-LAUNDRY SER	01/01/2014	27.00-		01.13.654.00
010114	6	Adjustmen	FIRE DEPARTMENT	01/01/2014	42.50-		22.22.651.00
010114	7	Adjustmen	POLICE DEPARTMENT	01/01/2014	30.00-		01.21.651.00
010114	8	Adjustmen	TURNER HALL-RUG SER	01/01/2014	27.00-		58.54.654.01
070114	7	Adjustmen	FINANCE-LAUNDRY SER	07/01/2014	8.00-		01.13.654.00
070114	8	Adjustmen	FIRE DEPARTMENT	07/01/2014	25.00-		22.22.538.01
070114	9	Adjustmen	POLICE DEPARTMENT	07/01/2014	30.00-		01.21.651.00
070114	10	Adjustmen	TURNER HALL-RUG SER	07/01/2014	27.00-		58.54.654.01

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
070114	11	Adjustmen	POOL	07/01/2014	23.50-		59.55.654.00
070114	12	Adjustmen	PUBLIC WORKS - RUG S	07/01/2014	15.00-		01.41.652.00
071514	1	Invoice	FINANCE-LAUNDRY SER	07/15/2014	8.00		01.13.654.00
071514	2	Invoice	FIRE DEPARTMENT	07/15/2014	25.00		22.22.538.01
071514	3	Invoice	POLICE DEPARTMENT	07/15/2014	30.00		01.21.651.00
071514	4	Invoice	TURNER HALL-RUG SER	07/15/2014	27.00		58.54.654.01
071514	5	Invoice	POOL	07/15/2014	23.50		59.55.654.00
071514	6	Invoice	PUBLIC WORKS - RUG S	07/15/2014	15.00		01.41.652.00
Total GALENA LAUN. & LINEN INC. (84):					126.50-		
GALENA LUMBER CO. (85)							
123113	2	Adjustmen	FRAMING SUPPLIES	12/31/2013	25.07-		01.13.651.02
Total GALENA LUMBER CO. (85):					25.07-		
GALL'S, INC. (712)							
001411268	2	Adjustmen	UNIFORMS/Keith	12/26/2013	105.96-		01.21.471.15
002158003	1	Invoice	CAUTION TAPE	07/07/2014	30.50		01.21.540.01
Total GALL'S, INC. (712):					75.46-		
GUY'S TRUCK & TRACTOR SERVICE (119033)							
GW1003246	1	Invoice	07 DUMP TRUCK	07/21/2014	395.18		01.41.613.05
Total GUY'S TRUCK & TRACTOR SERVICE (119033):					395.18		
HALSTEAD, MARY L. (119966)							
072814	1	Invoice	CITY HALL JANITOR	07/28/2014	240.00		01.13.411.00
072814	2	Invoice	PUBLIC RESTROOMS AT	07/28/2014	225.00		01.13.511.06
072814	3	Invoice	PARKS RESTROOMS	07/28/2014	675.00		17.52.411.00
Total HALSTEAD, MARY L. (119966):					1,140.00		
HD SUPPLY WATERWORKS, LTD. (119090)							
C651319	1	Invoice	METERS	07/16/2014	440.00		51.42.831.00
Total HD SUPPLY WATERWORKS, LTD. (119090):					440.00		
HEALTHCARE SERVICE CORPORATION (118931)							
071514	1	Invoice	HSA/FAMILY/EMPLOYEE	07/15/2014	2,319.00		01.218.0
071514	2	Invoice	PPO/BLUE CROSS BLUE	07/15/2014	388.00		01.218.0
071514	3	Invoice	HEALTH INSURANCE	07/15/2014	22,317.58		01.13.451.00
071514	4	Invoice	W/BLUE CROSS/BLUE S	07/15/2014	727.24		78.32.464.02
Total HEALTHCARE SERVICE CORPORATION (118931):					25,751.82		
HIKO'S HARDWOODS (120002)							
	2	1 Invoice	TREE & BRUSH REMOVA	07/10/2014	510.00		01.41.517.02
	3	1 Invoice	TREE & BRUSH REMOVA	07/10/2014	267.50		01.41.517.02
Total HIKO'S HARDWOODS (120002):					777.50		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
HULSCHER'S FENCING, INC. (164)							
5712	1	Invoice	STORM DAMAGE REPAI	07/15/2014	800.00		59.55.512.01
Total HULSCHER'S FENCING, INC. (164):					800.00		
IL ASSN OF CHIEFS OF POLICE (486)							
2014-196	1	Invoice	OFFICER CANDIDATE TE	07/22/2014	191.00		01.21.549.00
Total IL ASSN OF CHIEFS OF POLICE (486):					191.00		
ILLINOIS FIRE STORE (119034)							
31788	1	Invoice	MISC. EQUIPMENT	06/24/2014	110.32		22.22.840.00
Total ILLINOIS FIRE STORE (119034):					110.32		
JDWI (235)							
39446	1	Invoice	SR CIT TRANSPORT	06/30/2014	830.00		01.13.542.00
Total JDWI (235):					830.00		
JO CARROLL ENERGY, INC. (397)							
071514	1	Invoice	ELECTRIC	07/15/2014	576.50		15.41.572.00
071514	2	Invoice	PUBLIC WORKS/ELECTRI	07/15/2014	278.77		01.41.571.01
071514	3	Invoice	PARKS/ELECTRIC	07/15/2014	284.60		17.52.571.01
071514	4	Invoice	POOL	07/15/2014	2,414.32		59.55.571.01
111613	4	Adjustmen	PUBLIC WORKS/ELECTRI	11/16/2013	258.12-		01.41.571.01
111613	5	Adjustmen	PARKS/ELECTRIC	11/16/2013	292.76-		17.52.571.01
111613	6	Adjustmen	POOL/ELECTRIC	11/16/2013	301.31-		59.55.571.01
Total JO CARROLL ENERGY, INC. (397):					2,702.00		
LAFAYETTE COUNTY HIGHWAY DEPT (119719)							
071614	1	Invoice	COLD PATCH	07/16/2014	680.00		15.41.614.00
Total LAFAYETTE COUNTY HIGHWAY DEPT (119719):					680.00		
LAWSON PRODUCTS, INC. (627)							
9302574590	1	Invoice	SUPPLIES	07/08/2014	122.44		01.41.652.00
Total LAWSON PRODUCTS, INC. (627):					122.44		
LEWIS, CHRISTOPHER A. (748)							
071514	1	Invoice	CONFERENCE REIMBUR	07/15/2014	250.00		01.45.563.00
Total LEWIS, CHRISTOPHER A. (748):					250.00		
MARTINSON, JOHN (727)							
705637	1	Invoice	GATEWAY PARK SIGN	07/18/2014	550.00		17.52.820.06
Total MARTINSON, JOHN (727):					550.00		
MIDWEST BUSINESS PRODUCTS (38)							
273747	1	Invoice	COPIER LEASE	07/21/2014	292.50		01.21.512.03

CITY OF GALENA

Invoice Register
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Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total MIDWEST BUSINESS PRODUCTS (38):					292.50		
MNS CONSTRUCTION, INC. (118877)							
072214	1	Invoice	DESIGN/CONSTRUCTION	07/22/2014	6,489.00		22.22.840.05
Total MNS CONSTRUCTION, INC. (118877):					6,489.00		
MOTOROLA SOLUTIONS - STARCOM (119812)							
1429553020	1	Invoice	MONTHLY RATE FOR ST	07/01/2014	10.00		01.21.549.00
Total MOTOROLA SOLUTIONS - STARCOM (119812):					10.00		
MSA PROFESSIONAL SERVICES, INC (427)							
062614	1	Invoice	DESIGN	06/26/2014	7,150.00		52.43.850.12
Total MSA PROFESSIONAL SERVICES, INC (427):					7,150.00		
NUTOYS LEISURE PRODUCTS (373)							
41475	1	Invoice	RECYCLING LID	07/11/2014	113.00		13.44.850.00
Total NUTOYS LEISURE PRODUCTS (373):					113.00		
PEPSI-COLA BOTTLING CO. OF DBQ (118779)							
50824584	1	Invoice	POP	07/16/2014	216.60		59.55.652.05
Total PEPSI-COLA BOTTLING CO. OF DBQ (118779):					216.60		
PETITGOUT CORPORATION (689)							
7098	1	Invoice	JULIE LOCATE	07/09/2014	75.00		01.41.549.00
Total PETITGOUT CORPORATION (689):					75.00		
PETTY CASH/POLICE DEPT. (163)							
072214	1	Invoice	MEALS	07/22/2014	13.02		01.21.562.00
072214	2	Invoice	POSTAGE	07/22/2014	28.28		01.21.551.00
Total PETTY CASH/POLICE DEPT. (163):					41.30		
QUILL CORP. (686)							
4337240	1	Invoice	OFFICE SUPPLES/ALL	07/10/2014	305.95		01.13.651.02
Total QUILL CORP. (686):					305.95		
TOP NOTCH PLUMBING, HEATING (625)							
27941	1	Invoice	CITY HALL MAINTENANC	07/07/2014	114.00		01.13.511.01
28730	1	Invoice	LIGHT ROOM AC TURNE	07/16/2014	2,715.00		58.54.820.00
Total TOP NOTCH PLUMBING, HEATING (625):					2,829.00		
TRI-STATE SCREEN PRINTING (119187)							
12459	1	Invoice	CLOTHING/SUMMER HEL	06/17/2014	51.25		01.41.471.09
12480	1	Invoice	CLOTHING	06/30/2014	72.00		01.41.471.09

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total TRI-STATE SCREEN PRINTING (119187):					123.25		
UNIFORM DEN EAST, INC. (119474)							
35311	2	Adjustmen	UNIFORMS/TIM	06/13/2014	223.89-		01.21.471.15
35525	2	Adjustmen	UNIFORMS/DEVIN	06/26/2014	188.75-		01.21.471.15
82810-1	2	Adjustmen	UNIFORMS/DEVIN	06/25/2014	743.35-		01.21.471.15
Total UNIFORM DEN EAST, INC. (119474):					1,155.99-		
UNIFORM DEN, INC (670)							
82810-02	2	Adjustmen	UNIFORMS/DEVIN	07/03/2014	230.03-		01.21.471.15
82811-01	2	Adjustmen	UNIFORMS/BILL	07/03/2014	18.25-		01.21.471.15
82811-02	1	Invoice	UNIFORMS/BILL	07/10/2014	59.92		01.21.471.15
Total UNIFORM DEN, INC (670):					188.36-		
UPS STORE GALENA, THE (1260)							
061914	1	Invoice	UPS SHIPPING	06/19/2014	17.17		01.21.551.00
071114	1	Invoice	UPS SHIPPING	07/11/2014	16.07		01.21.551.00
Total UPS STORE GALENA, THE (1260):					33.24		
WAL-MART COMMUNITY (CC) (1258)							
071514	1	Invoice	MISC. SUPPLIES	07/15/2014	5.38		01.21.513.06
071514	2	Invoice	MISC. SUPPLIES	07/15/2014	27.86		01.21.651.00
071514	3	Invoice	MISC. SUPPLIES	07/15/2014	29.91		01.21.652.03
071514	4	Invoice	BOOTS	07/15/2014	64.98		01.41.471.09
071514	5	Invoice	MISC. SUPPLIES	07/15/2014	31.04		01.41.652.00
071514	6	Invoice	MISC. SUPPLIES	07/15/2014	104.69		59.55.651.00
071514	7	Invoice	MISC. SUPPLIES	07/15/2014	18.76		59.55.652.04
071514	8	Invoice	MISC. SUPPLIES	07/15/2014	8.33		59.55.652.05
071514	9	Invoice	MISC. SUPPLIES	07/15/2014	23.67		59.55.654.00
Total WAL-MART COMMUNITY (CC) (1258):					314.62		
WEBER PAPER COMPANY (40)							
572754	1	Invoice	JANITOR SUPPLIES	07/01/2014	18.23		58.54.654.01
574519	1	Invoice	JANITOR SUPPLIES	07/17/2014	110.87		01.13.654.00
574519	2	Invoice	PAPER	07/17/2014	175.95		01.13.651.02
Total WEBER PAPER COMPANY (40):					305.05		
WEX BANK (CONNOCO) (119104)							
071514	1	Invoice	PUBLIC WORKS-GAS	07/15/2014	241.62		01.41.655.00
071514	2	Invoice	PARKS-GAS	07/15/2014	522.59		17.52.655.03
071514	3	Invoice	POLICE-GAS	07/15/2014	1,897.60		01.21.655.00
071514	4	Invoice	BUILDING-GAS	07/15/2014	71.95		01.46.655.00
071514	5	Invoice	FIRE-GAS	07/15/2014	70.83		22.22.655.00
Total WEX BANK (CONNOCO) (119104):					2,804.59		
WEX BANK (MURPHY) (119102)							
071514	1	Invoice	PUBLIC WORKS/GAS	07/15/2014	1,155.14		01.41.655.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
071514	2	Invoice	FIRE DEPARTMENT/GAS	07/15/2014	377.03		22.22.655.00
Total WEX BANK (MURPHY) (119102):					1,532.17		
WHITE CONSTRUCTION CO., INC. (119359)							
071514	1	Invoice	TURNER HALL JANITOR	07/15/2014	350.00		58.54.536.00
Total WHITE CONSTRUCTION CO., INC. (119359):					350.00		
WIZARD COMPUTERS INC (666)							
13058	1	Invoice	COMPUTER MAINTENAN	07/15/2014	187.50		01.13.512.04
Total WIZARD COMPUTERS INC (666):					187.50		
WSG INC., DBA R & L GAS MART (119503)							
071614	1	Invoice	FUEL	07/16/2014	522.42		01.41.655.00
Total WSG INC., DBA R & L GAS MART (119503):					522.42		
Grand Totals:					57,881.05		

Report GL Period Summary

Vendor number hash: 4326793
 Vendor number hash - split: 6850074
 Total number of invoices: 86
 Total number of transactions: 145

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	57,881.05	57,881.05
Grand Totals:	57,881.05	57,881.05