City of Galena, Illinois

AGENDA

REGULAR CITY COUNCIL MEETING

MONDAY, FEBRUARY 26, 2018

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

ITEM	DESCRIPTION
18C-0066.	Call to Order by Presiding Officer
18C-0067.	Roll Call
18C-0068.	Establishment of Quorum
18C-0069.	Pledge of Allegiance
18C-0070.	Reports of Standing Committees
18C-0071.	Citizens Comments • 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

LIQUOR COMMISSION

None

PUBLIC HEARINGS

None

CONSENT AGENDA CA18-04

ITEM	DESCRIPTION	PAGE
18C-0072.	Approval of the Minutes of the Regular City Council Meeting of February 12, 2018	4-9
18C-0073.	Approval of Budget Amendment BA18-13 for Furnace Replacement at Wastewater Plant, Fund Deficit Remediation, and Grant Park Restoration Project	10-12
18C-0074.	Approval of the Third Annual Heroes for History Stair Challenge, Saturday, September 8, 2018, 6:00 A.M. to Noon	13-15

UNFINISHED BUSINESS

ITEM	DESCRIPTION	PAGE
17C-0472.	Presentation of Proposal to Develop a Sister City Relationship with Agen, France	16-21
17C-0558.	Second Reading and Possible Approval of an Ordinance Amending Chapter 111, "Alcoholic Beverages" of the Code of Ordinances to Permit the Sale of Beer for On Premises Consumption by a Class H Liquor Licensee	22-23

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
18C-0075.	Water and Wastewater Operations and Maintenance Report from American Water	24-35
18C-0076.	Discussion and Possible Action on Zoning Cal. No. 18A-01, a Request by Ann Williams and Matthew Ware to Rezone 1002 Park Avenue from Low Density Residential to Neighborhood Commercial and to Allow Indoor Sales and Service and Accommodations, Vacation Rental Land Uses	36-49
18C-0077.	Discussion and Possible Action on Zoning Cal. No. 18SUB-01, a Request by DSW Investments, LLC to Vacate and Replat Part of the Cobblestone Crossing Subdivision Concurrent with an Annexation Petition	50-52
18C-0078.	Discussion and Possible Action on Zoning Cal. No. 18A-02, a Request by DSW Investments, LLC to Rezone from Limited Agricultural to Medium Density Residential	53-68
18C-0079.	Discussion and Possible Action on a Contract with WHKS Engineering for Construction Services for the Gear Street Project	69-76
18C-0080.	Warrants	77-83
18C-0081.	Alderpersons' Comments	
18C-0082.	City Administrator's Report	
18C-0083.	Mayor's Report	
18C-0084.	Motion for Executive Session Including: • Section 2 (c) (6) – Sale or lease of public property. • Section 2 (c) (21) – Review of Executive Session Minutes	
18C-0085.	Adjournment	

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Historic Preservation Comm.	Thurs. March 1	6:30 P.M.	City Hall, 101 Green Street
City Council	Mon. March 12	6:30 P.M.	City Hall, 101 Green Street
Zoning Board of Appeals	Wed. March 14	6:30 P.M.	City Hall, 101 Green Street
Grant Park Committee	Fri. March 16	10:30 A.M.	City Hall, 101 Green Street
City Council Budget Work Session #1	Mon. March 19	5:00 P.M.	City Hall, 101 Green Street

Please view the full City of Galena Calendar at www.cityofgalena.org

Posted: Thursday, February 22, 2018 at 3:30 p.m. Posted By:

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 12 FEBRUARY 2018

18C-0046 – CALL TO ORDER

Mayor Renner called the regular meeting to order at 6:30 p.m. in the Board Chambers at 101 Green Street on 12 February 2018.

18C-0047 – ROLL CALL

Upon roll call, the following members were present: Bernstein, Fach, Hahn, Kieffer, Lincoln, Westemeier and Renner

18C-0048 – ESTABLISHMENT OF QUORUM

Mayor Renner announced a quorum of Board members present to conduct City business.

18C-0049– PLEDGE OF ALLEGIANCE

The Pledge was recited.

18C-0050 - REPORTS OF STANDING COMMITTEE

Destination Marketing Organization – The Greater Galena Marketing Initiative is currently looking for a new director. Rose Noble has been appointed interim director until someone is found.

Turner Hall Committee – Committee minutes were shared. The next meeting is scheduled for March 1, 2018. At that time, Andy Lewis and Earl Thompson will be there to hammer out what is going to go on the fly loft exterior. Todd Lincoln may be there as well for the floor.

18C-0051 – PUBLIC COMMENT

None.

CONSENT AGENDA CA18-03

18C-0052 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 22, 2018

18C-0053 – APPOINTMENT OF CHRIS ALLENDORF TO THE HISTORIC PRESERVATION COMMISSION FOR A TERM EXPIRING SEPTEMBER 24, 2018 (UNEXPIRED TERM OF LARRY WIEDENHEFT)

18C-0054 – ACCEPTANCE OF DECEMBER 2017 FINANCIAL REPORT

18C-0055 – APPROVAL OF DEPOT RENOVATION CHANGE ORDERS 4-6

Motion: Hahn moved, seconded by Bernstein, to approve Consent Agenda, CA18-03.

Discussion: Council was pleased to have a replacement for Larry Wiedenheft on the Historic Preservation Commission.

Roll Call: AYES: Fach, Hahn, Kieffer, Lincoln, Westemeier, Bernstein, Renner
NAYS: None

The motion carried.

UNFINISHED BUSINESS

17C-0513 – DISCUSSION AND POSSIBLE ACTION ON OCTOBER 27, 2018 HALF MARATHON AND 8K RACE ON THE GALENA RIVER TRAIL

Motion: Westemeier moved, seconded by Kieffer, to approve the 2018 Half Marathon and 8K Race on the Galena River Trail October 27, 2018, 17C-0513.

Discussion: None.

Roll Call: AYES: Hahn, Kieffer, Lincoln, Westemeier, Bernstein, Fach, Renner
NAYS: None

The motion carried.

18C-0031 – DISCUSSION AND POSSIBLE ACTION ON KAYAK/CANOE STORAGE PROGRAM

Motion: Bernstein moved, seconded by Westemeier, to approve the kayak/canoe storage program, contingent upon the application being approved by the Illinois Department of Transportation (IDOT), 18C-0031.

Discussion: Fach voiced concern with the protruding bars. He questioned if there would be a way to have vertical bars welded on to the ends. A recommendation was made to add Styrofoam covers on the ends.

The intent of the agreement is that storage would be for residents with Galena addresses. It would not be restricted to within the city limits. There will be 8 slots available.

Kieffer voiced concern this might create problems with others wanting to put something else under the bridge. He is concerned with it becoming cluttered under there.

Council agreed covers should be added to the protruding bars.

Roll Call: AYES: Lincoln, Westemeier, Bernstein, Fach, Hahn
NAYS: Kieffer

The motion carried.

NEW BUSINESS

18C-0056 – REPORT FROM DEER COMMITTEE

John Cox, Deer Committee Chair, updated the council based on the most receive deer count.

Cox noted the deer count showed approximately twice as many deer than the IDNR Limit of 20 per square mile. The count was 151 deer. This is a clear statement we have too many deer in town.

Count - The committee recommends doing the helicopter count every other year and automobile counts on the off years. He noted the numbers found driving a car were significantly below the number counted by the helicopter. Cox stated he is not confident that counting by car was all that helpful in terms of indication of how many deer are in town. Since the numbers were so different, he is unsure of the value of the count by car.

Education – The committee struggled in terms of the turnout for the educational sessions. Generally speaking it is very hard to get people to come. He urged the council not to give up on education.

Deer Warning Signs – The Committee hasn't given up on the idea of deer warning signs on Spring Street. IDOT has denied them. Cox feels they don't understand what is going on. He will continue to try to seek approval.

Health of Deer – The health of deer needs to continue to be monitored. We don't have wasting disease at this point. The deer in town are pretty healthy.

Feeding of Deer – Cox stated as far as he knows only one arrest has been made under the new ordinance instructing against feeding deer within the city limits. He urged that to be carefully looked at and enforced to make sure it isn't continuing. Some information the committee has received it that it is continuing in some places.

Deer Management Program – The committee recommends reevaluation of the program every three years to see if it is working and helping with the deer situation.

The view of the committee is that some action needs to be taken to control the deer population in the city limits. There are twice as many deer than the highest level the Department of Natural Resources recommends in the county let alone where multiple people live.

The committee recommends culling with bow and arrow. They strongly urge no rifles in the city limits. Cox wanted to make it clear if a deer is shot with a bow and arrow it tends not to drop immediately. It will keep moving for a while. This could create problems of a deer ending up in someone's yard. Some citizen's might be angry enough to not allow the hunter to come in a remove the deer. This could be resolved by helping citizens understand that this will be occurring and in this specific time frame. Cox urged careful publicity with the public regarding the time period in which this would occur.

The committee recommends starting the process on lands owned by the city and lands in key areas where the count was the highest. The committee feels hunting in those areas could give a serious reduction. If sufficient numbers aren't gotten there it could then be expanded into neighborhoods.

Bow hunters have advised there would be no cost to the City for the hunting. They would pay for their own permits and pay for the processing of the meat. There are people who would like the meat that don't hunt as well. The City needs to be careful to get the right hunters out there to protect safety.

Mayor Renner thanked the committee for their work.

17C-0057 – DISCUSSION AND POSSIBLE ACTION ON THE FIRST AMENDMENT TO THE "AGREEMENT FOR FIRE PROTECTION SERVICE BETWEEN THE CITY OF GALENA AND THE GALENA RURAL FIRE PROTECTION DISTRICT

Motion: Westemeier moved, seconded by Hahn, to approve the first amendment to the agreement for Fire Protection Service between the City of Galena and the Galena Rural Fire Protection District reducing the annual increase from 3% to 1% starting January 1, 2019, 18C-0057.

Discussion: Lincoln questioned how often this comes back to be looked at. He feels the City needs to sit down with the Fire Department and the rural trustees to review. He feels they are grossly underfunded. It should be based on call volume. The way it is currently being done is outdated. He would like to see the city initiate some discussion.

Moran advised prior to 2009 the Rural District was paying a pro rate share of insurance on the rural truck. They initiated a new levy in the rural district in 2009 bumping it up to $20,000. This year it was just under $27,000.

Fach questioned if it would be possible to get some kind of comparison from other communities.

Westemeier noted the rural district puts money away each year for a new truck. He feels one or two percent won't make that much of a difference.

Council agreed to approve the one percent this year. They would like to check into it more this year.

Roll Call: AYES: Westemeier, Bernstein, Fach, Hahn, Kieffer, Renner
NAYS: Lincoln

The motion carried.

18C-0058 – FIRST READING OF AN ORDINANCE AMENDING CHAPTER 111, "ALCOHOLIC BEVERAGES" OF THE CODE OF ORDINANCES TO PERMIT THE SALE OF BEER FOR ON PREMISES CONSUMPTION BY A CLASS H LIQUOR LICENSEE

Motion: Bernstein moved, seconded by Westemeier, to approve the first reading of an ordinance amending Chapter 111, "Alcoholic Beverages" of the Code of Ordinances to permit the sale of beer for on premises consumption by a Class H liquor licensee, 18C-0058.

Discussion: None.

Roll Call: AYES: Bernstein, Fach, Hahn, Kieffer, Lincoln, Westemeier, Renner
NAYS: None

The motion carried.

18C-0059 – FIRST READING OF AN ORDINANCE ENACTING AND ADOPTING A SUPPLEMENT TO THE CODE OF ORDINANCES FOR THE CITY OF GALENA

Motion: Westemeier moved, seconded by Kieffer, 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, 18C-0059.

Discussion: None.

Roll Call: AYES: Fach, Hahn, Kieffer, Lincoln, Westemeier, Bernstein, Renner
NAYS: None

The motion carried.

18C-0060 – WARRANTS

Motion: Kieffer moved, seconded by Hahn, to approve the Warrants as presented, 18C-0060.

Discussion: Bernstein questioned what a knox box was. She was advised it is a lock box on the fire truck which holds a key to buildings.

Roll Call: AYES: Hahn, Kieffer, Lincoln, Westemeier, Bernstein, Fach, Renner
NAYS: None

The motion carried.

18C-0061 – ALDERPERSONS' COMMENTS

Bowling Alley – Fach stated the city needs a bowling alley.

Thank you – Hahn thanked the Public Works Department for their long hours dealing with the snow. They have done a fantastic job. Kieffer echoed those comments adding they are doing a "stellar" job plowing and removing snow.

Community Center – Bernstein stated the city needs a community center.

Northwest Illinois Criminal Justice – Westemeier advised he attended a recent meeting. There are slight adjustments coming in 2019 for each department. It will be raised about 5 percent. That is minimal for what we get out of it.

Water Shed Meeting – Westemeier stated he attended the recent water shed meeting with Alderperson Bernstein. It was interesting.

Turner Hall – Westemeier stated he recently checked out Turner Hall with Janelle Keeffer. Things are looking great up there. He thanked staff, the committee and the White's for doing a fine job.

Deer Count – Westemeier stated he is glad to finally have the count. Everyone knew there were a couple deer in town. He would like to see the City find a safe and cheap way to find spots within the city limits to hunt. We are on the right track and just need to get started.

18C-0062 – CITY ADMINISTRATOR'S REPORT

Deer Issue – Moran advised a survey was done of adjacent property owners to assess how much hunting was going on. He received 12 or 13 surveys back which covered almost 1900 acres just outside the City Limits that is already being hunted.

Budget – The budget is underway and will be distributed March 12, 2018. The first work session is scheduled for March 19.

Rotary Roundtable – Moran advised this year's Rotary Roundtable will be "Sustainability in Communities in rural America". The City will be participating as a presenter and facilitator. The meeting will be held February 27. Moran asked any council members who wished to go to please let him know.

18C-0063 – MAYOR'S REPORT

Thank you – Mayor Renner thanked the Street Department for their fine work.

Basketball – Mayor Renner congratulated the girl's basketball team on a job well done and wished the boys luck in the upcoming regionals.

18C-0064 – MOTION FOR EXECUTIVE SESSION

Motion: Lincoln moved, seconded by Kieffer, to recess to Executive Session to discuss the following:

- Sale or lease of public property, Section 2 (c) (6)
- Pending, probable or imminent litigation, Section 2 (c) (1)
- Review of Executive Session Minutes, Section 2 (c) (21)

Discussion: None.

Roll Call: AYES: Kieffer, Lincoln, Westemeier, Bernstein, Fach, Hahn, Renner
NAYS: None

The motion carried.

The meeting recessed at 7:10 p.m.

The meeting reconvened at 7:50 p.m.

18C-0065 - ADJOURNMENT

Motion: Lincoln moved, seconded by Hahn, to adjourn.

Discussion: None.

Roll Call: AYES: Bernstein, Fach, Hahn, Kieffer, Lincoln, Westemeier, Renner
NAYS: None

The motion carried.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Mary Beth Hyde
City Clerk

City of Galena, Illinois

Budget Amendment No. 18-13

Fiscal Year 2017-18

Line Item Title	Line Item No.	Beginning Balance	Increase	Decrease	Ending Balance
Contingency (Sewer)	52.43.929.00	$ 32,470	$ 3,710		$ 36,180
Transfer in from General Fund	60.399.5	$ 275,720	$ 64,858		$ 340,578
Grant Park Project	17.52.870.04	$ 55,000	$ 6,000		$ 61,000
Galena Foundation Donation	17.383.5	$ 50,000	$ 11,000		$ 61,000

Justification:

This budget amendment includes the following proposed change to the current budget:

1. The furnace at the wastewater treatment plant malfunctioned in early January. It was deemed to be more cost effective to replace the 17 year old unit. A new air conditioning coil was installed at the same time in anticipation of replacing the outside condenser unit in the spring. The proposed budget amendment adds $3,710 to the Sewer Fund expense budget to cover the cost of the completed work. An expense of $2,680 is planned in the upcoming budget to cover the cost of the outside condenser unit.

2. The Debt Service fund ended the prior fiscal year with a deficit as a result of a budgeting error. The expense budget did not fully fund all scheduled debt service. The deficit carried forward to the current year. The proposed budget amendment transfers $64,858 from the General Fund to the Debt Service fund to eliminate the deficit and balance the fund.

3. With the January 11, 2018 invoice for tree trimming and removal, expenses for the Grant Park restoration project have exceeded the expense budget. The proposed amendment adds $6,000 to the expense budget to cover the current costs. The proposed amendment also adds $11,000 to the Parks revenue budget in anticipation of a reimbursement from the Galena Foundation. The amendment would result in total expenses of $61,000 being offset by revenues of $61,000.

Effect of Budget Amendment on Budget:

Fund	Approved Budget	Budget After Previous Amendments	Budget After Proposed Amendment
General Fund Revenues	$ 3,928,350	$ 4,218,335	$ 4,218,335
General Fund Expenses	$ 3,930,350	$ 4,502,476	$ 4,567,334
General Fund Total	**$ (2,000)**	**$ (284,141)**	**$ (348,999)**
Other Fund Revenues	$ 6,789,940	$ 7,298,271	$ 7,309,271
Other Fund Expenses	$ 6,896,240	$ 9,291,786	$ 9,301,496
Other Fund Total	**$ (106,300)**	**$ (1,993,515)**	**$ (1,992,225)**
Total Budget Surplus/(Deficit)	**$ (108,300)**	**$ (2,277,656)**	**$ (2,341,224)**

Approved by City Council on _____

_____

Mark Moran
Budget Officer

City of Galena, Illinois

Summary of Budget Amendments
Fiscal Year 2017-2018

Date	Line Item Title	Line Item No.	Beginning Balance	Increase	Decrease	Ending Balance	Amendment Number	Reference Number[1]
05-08-17	Sidewalk Replacement	01.41.830.01	$ 5,000	$ 122,560		$ 127,560	BA18-01	1089
05-08-17	Maintenance Projects	01.41.614.05	$ 12,000	$ 9,160		$ 21,160	BA18-01	1090
05-08-17	Pay and Display Machine	53.48.830.01	$ -	$ 1,125		$ 1,125	BA18-01	1091
05-08-17	Parking Lot Repair	22.22.617.00	$ -	$ 62,410		$ 62,410	BA18-01	1092
05-08-17	Curb and Gutter	01.41.860.05	$ 5,000	$ 8,150		$ 13,150	BA18-01	1093
06-26-17	Facility Repairs	59.55.511.01	$ 20,000	$ 31,375		$ 51,375	BA18-02	1094
06-26-17	Transfer to Pool Fund	01.99.999.07	$ 112,945	$ 15,975		$ 128,920	BA18-02	1095
06-26-17	Transfer In (Pool)	59.399.0	$ 112,945		$ 15,975	$ 128,920	BA18-02	1096
06-26-17	Contingencies (Public Works)	01.41.929.00	$ 2,660	$ 8,400		$ 11,060	BA18-02	1097
07-10-17	Replace Aerial Truck	22.22.840.02	$ -	$ 1,411,611		$ 1,411,611	BA18-03	1098
07-10-17	Transfer to Fire (from General Fund)	01.99.999.26	$ -	$ 57,611		$ 57,611	BA18-03	1099
07-10-17	Transfer to Fire (from Sewer Fund)	52.399.09	$ -	$ 420,000		$ 420,000	BA18-03	1100
07-10-17	Transfer In (to Fire Fund)	22.399.0	$ -	$ 477,611		$ 477,611	BA18-03	1101
07-24-17	Contingencies (General Fund)	01.11.549.00	$ 500	$ 11,150		$ 11,650	BA18-04	1102
07-24-17	Contingencies (Water)	51.42.929.00	$ 6,300	$ 4,585		$ 10,885	BA18-04	1103
07-24-17	Water Miscellaneous	51.389.0	$ 10,000	$ 4,585		$ 14,585	BA18-04	1104
07-24-17	Contingencies (Water)	51.42.929.00	$ 10,885	$ 7,940		$ 18,825	BA18-04	1105
08-14-17	Loss Fund Payment	14.14.591.06	$ -	$ 35,000		$ 35,000	BA18-05	1106
08-14-17	Public Works Misc. Revenue	01.389.3	$ 15,000	$ 3,350		$ 18,350	BA18-05	1107
08-14-17	Tree/Brush Removal	01.41.517.02	$ 6,500	$ 6,700		$ 13,200	BA18-05	1108
08-14-17	Misc. Revenue (Parks)	17.389.0	$ 15,000	$ 5,000		$ 20,000	BA18-05	1109
08-14-17	Grant Park Project	17.52.870.04	$ 50,000	$ 5,000		$ 55,000	BA18-05	1146
09-25-17	Salaries and Wages (Administration)	01.11.411.00	$ 137,600	$ 10,665		$ 148,265	BA18-06	1110
09-25-17	Salaries and Wages (Finance)	01.13.411.00	$ 91,250	$ 2,820		$ 94,070	BA18-06	1147
09-25-17	Salaries and Wages (Clerk)	01.14.411.00	$ 9,100	$ 2,790		$ 11,890	BA18-06	1111
09-25-17	Salaries and Wages (Police)	01.21.411.00	$ 597,000	$ 18,475		$ 615,475	BA18-06	1112
09-25-17	Salaries and Wages (Public Works)	01.41.411.00	$ 365,400	$ 5,295		$ 370,695	BA18-06	1113
09-25-17	Salaries and Wages (Engineering)	01.45.411.00	$ 8,000	$ 1,025		$ 9,025	BA18-06	1114
09-25-17	Salaries and Wages (Building)	01.46.411.00	$ 64,400	$ 2,105		$ 66,505	BA18-06	1115

Date	Line Item Title	Line Item No.	Beginning Balance	Increase	Decrease	Ending Balance	Amendment Number	Reference Number[1]
09-25-17	Salaries and Wages (Garbage)	13.44.411.00	$ 9,470	$ 930		$ 10,400	BA18-06	1116
09-25-17	IMRF Employer Contribution	16.11.463.00	$ 166,000	$ 5,340		$ 171,340	BA18-06	1117
09-25-17	Social Security Contribution	19.11.461.01	$ 142,200	$ 4,080		$ 146,630	BA18-06	1118
09-25-17	Salaries and Wages (Flood)	20.25.411.00	$ 41,800	$ 610		$ 42,410	BA18-06	1119
09-25-17	Salaries and Wages (Water)	51.42.411.00	$ 121,000	$ 6,580		$ 127,580	BA18-06	1120
09-25-17	Salaries and Wages (Sewer)	52.43.411.01	$ 105,350	$ 6,580		$ 111,930	BA18-06	1121
09-25-17	Misc. Revenue (Finance)	01.389.0	$ 23,500	$ 84,635		$ 108,135	BA18-07	1122
09-25-17	Depot Building Maintenance	01.13.511.03	$ 9,500	$ 84,635		$ 94,135	BA18-07	1123
09-25-17	Gateway Park	17.52.870.02	$ 2,500	$ 12,500		$ 15,000	BA18-07	1124
10-23-17	Salaries and Wages (Administration)	01.11.411.00	$ 148,265	$ 805		$ 149,070	BA18-08	1125
10-23-17	Salaries and Wages (Clerk)	01.14.411.00	$ 11,890	$ 475		$ 12,365	BA18-08	1126
10-23-17	Salaries and Wages (Police)	01.21.411.00	$ 615,475		$ 3,605	$ 611,870	BA18-08	1127
10-23-17	Salaries and Wages (Building)	01.46.411.00	$ 66,505	$ 435		$ 66,940	BA18-08	1128
10-23-17	Salaries and Wages (Garbage)	13.44.411.00	$ 10,400	$ 160		$ 10,560	BA18-08	1129
10-23-17	IMRF Employer Contribution	16.11.463.00	$ 171,340		$ 1,050	$ 170,290	BA18-08	1130
10-23-17	Social Security Contribution	19.11.461.01	$ 146,280		$ 260	$ 146,020	BA18-08	1131
10-23-17	Other City Building Maintenance	01.13.511.02	$ 2,500	$ 4,500		$ 7,000	BA18-08	1132
10-23-17	Rehab/Comm Development Loans	03.61.916.00	$ -	$ 90,000		$ 90,000	BA18-09	1133
10-23-17	Rehab/Econ Development Loans	04.61.916.00	$ -	$ 262,000		$ 262,000	BA18-09	1134
11-27-17	Contingency	52.43.929.00	$ 8,600	$ 13,450		$ 22,050	BA18-10	1135
11-27-17	Other City Building Maintenance	01.13.511.02	$ 2,500	$ 39,600		$ 42,100	BA18-10	1136
11-27-17	Misc. Revenue (General Fund Finance)	01.389.0	$ 23,500	$ 39,600		$ 147,735	BA18-10	1137
11-27-17	Park Improvements	17.52.820.06	$ 17,500	$ 5,160		$ 22,660	BA18-10	1138
11-27-17	Misc. Revenue (Parks)	17.389.0	$ 15,000	$ 5,160		$ 20,160	BA18-10	1139
01-08-18	Contingency	52.43.929.00	$ 22,050	$ 3,920		$ 25,970	BA18-11	1140
01-08-18	Depot Maintenance	01.13.511.03	$ 94,135	$ 162,400		$ 256,535	BA18-11	1141
01-08-18	Misc. Revenue Finance General Fund	01.389.0	$ 147,735	$ 162,400		$ 310,135	BA18-11	1142
01-22-18	Contingency (Sewer)	52.43.929.00	$ 25,970	$ 6,500		$ 32,470	BA18-12	1143
02-26-18	Contingency (Sewer)	52.43.929.00	$ 32,470	$ 3,710		$ 36,180	BA18-13	
02-26-18	Transfer in from General Fund	60.399.5	$ 275,720	$ 64,858		$ 340,578	BA18-13	
02-26-18	Grant Park Project	17.52.870.04	$ 55,000	$ 6,000		$ 61,000	BA18-13	
02-26-18	Galena Foundation Donation	17.383.5	$ 50,000	$ 11,000		$ 61,000	BA18-13	

1 Reference Number confirms that the budget amendment has been updated to the General Ledger.

GALENA-JO DAVIESS COUNTY HISTORICAL SOCIETY

Nancy Breed
Executive Director

Board of Directors

Christine Harris
President

Mary Jo Losey
Vice President

Marge Cooke
Secretary

Bryon Taylor
Treasurer

Mike Blaum

Bill Butts

Steve Coates

Bonnielynn Kreiser

Kathleen Morgan

MEMO: February 26, 2018

TO: The Honorable Mayor Renner and the City of Galena Councilpersons

FROM: Dan McCarthy, Event Co-Chair
Director of Marketing

Denise Spielman, Event Co-Chair
Retail Manager

RE: "Heroes for History" Event Authorization: Sat., Sept. 8, 2018

The Galena-Jo Daviess County Historical Society has started planning for the third annual Heroes for History Stair Challenge, scheduled for Saturday, Sept. 8, 2017. Our first stop in the planning process is to, once again, extend our thanks to the City for its support with last year's successful Stair Challenge event. We come to you today to seek your consent to move ahead with plans for the 2018 version.

Our goals this year are to increase the number of overall participants to 300 while attracting more first responders from around the Midwest. Our event committee respectfully requests the City's approval for the following items:

1) Permission to use the 100 block of Green Street, between the Post Office and City Hall, and City Hall parking lot, as the pre-run and post-run staging area, the same as last year.

2) The course will be the same as last year. The start would be at the Green Street stairs on Bench Street; go north on Prospect all the way to Hill Street (bypassing the Washington Street stairs); east on Hill down to Bench; then south on Bench back to the Green Street stairs. Participants will run 7 laps or walk 1 lap. We once again ask that the city agree to close Bench and Prospect streets, and the south side of Hill Street, to traffic from 6 a.m. to noon. At least half of Bench and Prospect streets will be reopened after the runners are off the course. The streets will be opened full to traffic as soon as volunteers can remove barriers and cones from the pavement.

(OVER)

Galena-Jo Daviess County Historical Society & Museum, 211 S. Bench St., Galena, Illinois 61036
Phone 815-777-9129 Fax 815-777-9131
www.galenahistorymuseum.org info@galenahistorymuseum.org

As you know, the first two years of Heroes for History saw no complaints or issues. And, we were able to work around a wedding at St. Michael's Catholic Church. We anticipate taking the same precautionary and communications steps as last year to ensure another seamless event.

Thank you for your consideration. We are available to respond to any questions you may have about the event, now and in the future.

5K STAIR CHALLENGE
GALENA, IL
2017

2017 Event Benchmark Numbers

- ⇒ **189** Race & Fun Run/Walk Participants, nearly double last year's number
- ⇒ **Firefighters** from several communities, including Galena, Hazel Green, East Dubuque, Dubuque, Stockton and Elizabeth, completed the 5K course
- ⇒ **8** firefighters finished the 5K in full gear
- ⇒ **Nearly 1,000** stairs each 5K participant climbed
- ⇒ **TWO minor** participant injuries; no community complaints
- ⇒ **$23,272** -- Total revenues ($7,500 of which paid for museum staff time)
- ⇒ **$4,003.50** -- estimated net profit for History Museum
- ⇒ **$1,000.87** -- amount each of the four Galena-based first responder agencies receive from the event

Request for City of Galena to Join Sister Cities International & Enter Sister City Relationship with Agen, France

On November 27, 2017, we presented information regarding Sister Cities International and expressed the desire for Galena to enter a sister city relationship with Agen, France. Since that time, a number of steps have been taken to move forward:

- There is now a sister city committee in Agen made up of people from the group that visited Galena last fall (Agen is already a member of Sister Cities International).
- Our ad hoc committee has had conversations with Kevin Firnstahl of the Dubuque Sister City organization (also Dubuque City Clerk) regarding their organization – they are in three Sister City relationships
- We have come to an agreement with the Galena Rotary Club to operate under their 501(c)3 for up to two years as we continue to develop our own local organization.

In order for us to proceed with forming our local Sister City organization, and to expedite the formation of a relationship with Agen, we ask the following of the City of Galena:

- We request that the City of Galena join Sister Cities International, paying the annual membership fee of $180. Since the Sister City relationship is ***city to city***, we believe it is important for the City of Galena to invest in this annual membership fee. We are asking that the City Council direct staff to complete the Sister City Membership Application and submit the annual $180 fee.
- We request that the City provide representation on the local Sister City committee once formed. (In addition, we anticipate asking for representation from various other local entities such as GGMI, Galena Center for the Arts, local vineyards, the Galena Historical Society, local schools, civic organizations, merchants, etc.)
- Once the City has become a member of Sister Cities International, we request that the mayor provide a letter of introduction to the mayor of Agen, France, in order to establish a Sister City relationship with Agen (template for this letter is available). Our committee will assist in providing Agen contact information.

Respectfully submitted,

Joan Klaus, Susan Barg, and Janet Eggleston

SisterCities INTERNATIONAL
Connect globally. Thrive locally.

Annual Dues* *(Please check one)*

City/County Population	Dues
☐ Under 5,000	$185
☐ 5,000-10,000	$300
☐ 10,000-25,000	$430
☐ 25,000-50,000	$595
☐ 50,000-100,000	$790
☐ 100,000-300,000	$1,000
☐ 300,000-500,000	$ 1,340
☐ 500,000-1,000,000	$1,855
☐ 1,000,000 and above	$2,215

Please send your completed application to info@sistercities.org or mail to:
Sister Cities International, 915 15th Street NW, 4th Floor, Washington, DC, 20005

Community Information

City/County _____ State _____ Population Size _____

Does your city currently have a sister city? ☐ Yes ☐ No

City Contact Information

Ms.
Saluatation _____ First Name _____ Last Name _____

Title _____ Phone Number _____ Email Address _____

Primary Contact Information

Ms.
Salutation _____ First Name _____ Last Name _____ Title _____

Organization _____ Address _____ City _____

State _____ Zip code _____ Phone number _____ Email address _____

Are you a city employee? ☐ Yes ☐ No

If not, please enter your city's contact information in the box above.

Billing information *(if different from primary contact information)*

Mr.
Salutation _____ First Name _____ Last Name _____ Title _____

Organization _____ Address _____ City _____

State _____ Zip code _____ Phone number _____ Email address _____

Do you need an invoice? ☐ Yes ☐ No

Payment Method ☐ Check (make payable to SisterCities International) ☐ Visa ☐ MasterCard ☐ American Express

Card No. _____ Expiration Date ____/____ CC Security Code _____ Cardholder Name _____

Cardholder Signature _____

SisterCities INTERNATIONAL
Connect globally. Thrive locally.

Sister Cities International supports private citizens, local organizations, and municipal officials who conduct exchanges and activities under the umbrella of the sister cities movement. Every day, we strengthen and grow the sister cities network by providing support to our members through programs, grants, services, and networking opportunities.

Member Services

- **Communications:** Sister Cities International can work with you to publicize your program's success stories, exchanges, and events as well as help you effectively navigate crises or controversies related to your program.
- **Connecting with the Network:** Sister Cities International's greatest resource is our network. We can connect you to the Department of State, foreign embassies in the U.S., and other key members to help you get the answers and support you need.
- **Governance and Policy Services:** In our network, there is no such thing as "one size fits all." Sister Cities International can help you establish an internal structure that suits the needs of your program and takes advantage of your community's resources.
- **Cities Seeking Cities:** Our Cities Seeking Cities program provides you with dedicated staff assistance and the necessary connections to municipal officials, twinning organizations, and the diplomatic community to help you find and establish a sister city.

Resources and Discounts

- **Visa Consultations:** We partner with a number of immigration lawyers throughout the U.S. to provide pro-bono consultations (up to 30 min.) on questions you might have regarding inbound or outbound visas.
- **Travel Insurance:** Get access to discounted travelers insurance for individuals or groups through Sister Cities International.
- **Medical Services:** Sister Cities International works with Passport Health to provide members with discounted immunizations and other medical services.
- **Background Checks:** Members of Sister Cities International receive access to discounted background check services to administer international exchanges.
- **Toolkits and Templates:** Sister Cities International provides members with a number of resources to help build and run your program. Get access to handy guidelines, tem- plates, webinars, and best practices for exchanges, policies, and other topics relevant to sister city program development.

Other Programs

- **Annual Awards:** The Awards highlight sister city programming excellence and achievement in a number of competitive categories and programmatic areas. The awards bring international recognition to each community's contributions to the citizen diplomacy movement.
- **Young Artists & Authors Showcase:** Open to all youth in member cities, the Showcase is a chance for students to share their passion for world peace by submitting artwork, essays, and poems inspired by an annual theme. Winners receive cash prizes and top entries tour the U.S.
- **High School Homestay:** This exchange program enables member cities to host high school students for a year or semester. We assist with processing exchange visas for the youth and makes it a simple and rewarding experience for students and host families.
- **Youth Leadership Summit:** Foster the next generation of citizen diplomats and future leaders by sending your community youth aged 14 - 18 to our annual Youth Leadership Summit. Through specialized simulations, site visits, speaker sessions, and peer interactions to empower them to think globally about critical issues. By interacting with other peers from around the world, students at the summit become a new generation of volunteers who are instrumental in promoting peace, mutual respect, and understanding among communities locally and worldwide.

**Membership dues rates are subject to an annual cost of living adjustment.*

TEMPLATE INVITATION TO ESTABLISH SISTER CITY RELATIONSHIP

[LETTERHEAD/CITY SEAL]

[DATE]
The Honorable [MAYOR/COUNTY COMMISSIONER/GOVERNOR]
[MAYOR/COUNTY COMMISSIONER/GOVERNOR] of [CITY/COUNTY/STATE]
[ADDRESS]
[COUNTRY]

Hon. [NAME OF INT'L OFFICIAL],

It is with great pleasure that I invite [CITY/STATE/REGION] to enter into a sister [CITY/COUNTY/STATE] relationship with [CITY/COUNTY/STATE] on behalf of the many citizens of our community.

As we look to the future of this alliance, we envision a growing awareness and appreciation of each other's culture as well as many cooperative activities which will be of mutual benefit to our communities. From this small beginning we hope this partnership will continue for many generations, fostering educational, economic, and professional exchanges. We look forward to the limitless possibilities of this relationship.

Although this partnership will begin with an agreement between our respective [MUNICIPAL/COUNTY/STATE] governments, we see the strength and vitality of this long-term association residing in the organizations, schools, businesses, and individuals of our citizenry. To this end, we have identified a group of men and women to establish the sister [CITY/COUNTY/STATE] committee and who will be instrumental in guiding the partnership at this early stage. These individuals will be responsible for working with you and your community to develop a mutually acceptable sister [CITY/COUNTY/STATE] agreement and to prepare a plan for the initial activities and exchanges that will take place. We suggest that a similar body of individuals be assembled in [NAME OF PARTNER CITY]. Please note that [NAME AND TITLE OF PRIMARY CONTACT] will be your point of contact for finalizing the agreement and planning the initial activities. [HE/SHE] can be reached at [PHONE/EMAIL].

[OPTIONAL PARAGRAPH WITH DETAILS ON SPECIFIC ACTIVITIES OR TYPES OF ACTIVITIES YOU WISH TO IMPLEMENT]

We truly hope that the great [CITY/COUNTY/STATE] of [NAME OF INT'L COMMUNITY] will seriously consider this opportunity to partner with our [CITY/COUNTY/STATE]. We eagerly await your response and would be happy to address any questions or reservations you might have.

Sincerely,

[NAME OF ELECTED OFFICIAL]

[SIGNATURE]

[TITLE]

TEMPLATE ACCEPTANCE LETTER FOR SISTER CITY RELATIONSHIP

[LETTERHEAD/CITY SEAL]

[DATE]
The Honorable [MAYOR/COUNTY COMMISSIONER/GOVERNOR]
[MAYOR/COUNTY COMMISSIONER/GOVERNOR] of [CITY/COUNTY/STATE]
[ADDRESS]
[COUNTRY]

Hon. [NAME OFFICIAL],

It is with great pleasure that I accept the invitation to establish a sister [CITY/COUNTY/STATE] relationship with the [CITY/COUNTY/STATE] of [NAME OF CITY] on behalf of the citizens of [NAME OF YOUR CITY/COUNTY/STATE].

We too look forward to strengthening the relationship between our citizens through cooperative activities and exchanges in education, government, business, and other areas. We wholeheartedly agree that these activities can be of tremendous benefit to both of our communities.

We have identified a group of citizens who can work with you and your sister city committee to finalize the details of the agreement as well as to work on the initial activities and exchanges. Please note that [NAME AND TITLE OF PRIMARY CONTACT] will be your point of contact for finalizing the agreement and planning the initial activities. [HE/SHE] can be reached at [PHONE/EMAIL].

[OPTIONAL PARAGRAPH WITH DETAILS ON SPECIFIC ACTIVITIES OR TYPES OF ACTIVITIES YOU WISH TO IMPLEMENT]

Once we have finalized the details of the partnership agreement I look forward to arranging a date when we can both sign and make this relationship official. We sincerely appreciate the invitation and look forward to the wonderful opportunities that this partnership can bring to our respective communities.

I, as well as the people of [NAME OF CITY/COUNTY/STATE], thank you again for your work on this important milestone in our [CITY'S/COUNTY'S/STATE'S] history.

Sincerely,

[NAME OF ELECTED OFFICIAL]

[SIGNATURE]

[TITLE]

TEMPLATE DENIAL LETTER FOR SISTER CITY RELATIONSHIP

[LETTERHEAD/CITY SEAL]

[DATE]
The Honorable [MAYOR/COUNTY COMMISSIONER/GOVERNOR]
[MAYOR/COUNTY COMMISSIONER/GOVERNOR] of [CITY/COUNTY/STATE]
[ADDRESS]
[COUNTRY]

Hon. [NAME OFFICIAL],

We are honored by your invitation to establish a sister [CITY/COUNTY/STATE] relationship with the [CITY/COUNTY/STATE] of [NAME OF CITY]. Unfortunately after much discussion and deliberation we have determined that we are unable to accept your offer.

While we agree that a sister city relationship based on mutually beneficial activities is a worthwhile goal, at this time we would be unable to make to such an agreement and meet the responsibilities and commitments needed to make it successful. Please do not take this as a reflection on your [CITY/COUNTY/STATE], which we hold in the highest esteem. We feel it would be irresponsible of us to enter into such a lasting and important decision without being able to meet its requirements.

I, as well as the people of [NAME OF CITY/COUNTY/STATE], thank you again for your invitation and wish you well in your search for an international partner.

Sincerely,

[NAME OF ELECTED OFFICIAL]

[SIGNATURE]

[TITLE]

Ordinance # 18-_____

AN ORDINANCE AMENDING CHAPTER 111 "ALCOHOLIC BEVERAGES" OF THE CODE OF ORDINANCES OF THE CITY OF GALENA

WHEREAS, the City of Galena is a municipal corporation operating under the laws of the State of Illinois; and

WHEREAS, the City desires to modify the Class H License, as defined in the Alcoholic Beverages ordinance, to permit the retail sale of beer for consumption on premises: and

WHEREAS, the City also desires to increase the annual license fee for the Class H license from $875 to $975.

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

SECTION I: Chapter 111.20 of the Code of Ordinances shall be amended as follows:

(G) Class "H" license shall be known as a first-class wine-maker's license and shall authorize the manufacture of less than 50,000 gallons of wine either on or off premises, the storage and sale of such wine, per year to distributors and others in the state and distributors and others from outside the state, as may be permitted by law. ***WINE*** shall be defined as set forth in § 111.01. A first-class wine-maker's license shall allow the licensee to sell and offer for sale at retail in the premises specified in such license not more than 10,000 gallons of wine per year for the use or consumption, either on or off premises, and for wine tasting for which remuneration may or may not be received. ***The license shall also allow the licensee to sell beer in the premises specified in such license for consumption on premises.*** It shall be unlawful for such licensee to sell alcoholic liquor for consumption on or off the premises between the hours of 1:00 a.m. and 6:00 a.m., except New Year's Day, in which case such sales shall not be made between the hours of 2:00 a.m. and 6:00 a.m. The annual license fee shall be set by the City Council from time to time.

SECTION II: The annual license fee for the Class H license shall be $975, effective May 1, 2018.

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

SECTION IV: This ordinance shall be effective on the date of passage.

SECTION V: Passed on this _____ day of _____, A.D., 2018, in open Council.

AYES: **NAYS:**

_____

TERRY RENNER, MAYOR

ATTEST:

_____

MARY BETH HYDE, CITY CLERK

AMERICAN WATER
Contract Services

Monthly Operations Report

January 2018

Prepared for
The City of Galena
By Matt Trotter
Project Manager

1.0 WASTEWATER OPERATIONS

1.1 EFFLUENT QUALITY

As indicated in Table 1.2, and Table 1.3, the effluent quality for the Galena Wastewater Treatment Plant was within NPDES permit parameters for the month of January 2018. The discharge monitoring reports electronically submitted to IEPA in February 2018.

Table 1.2
Wastewater Effluent Quality

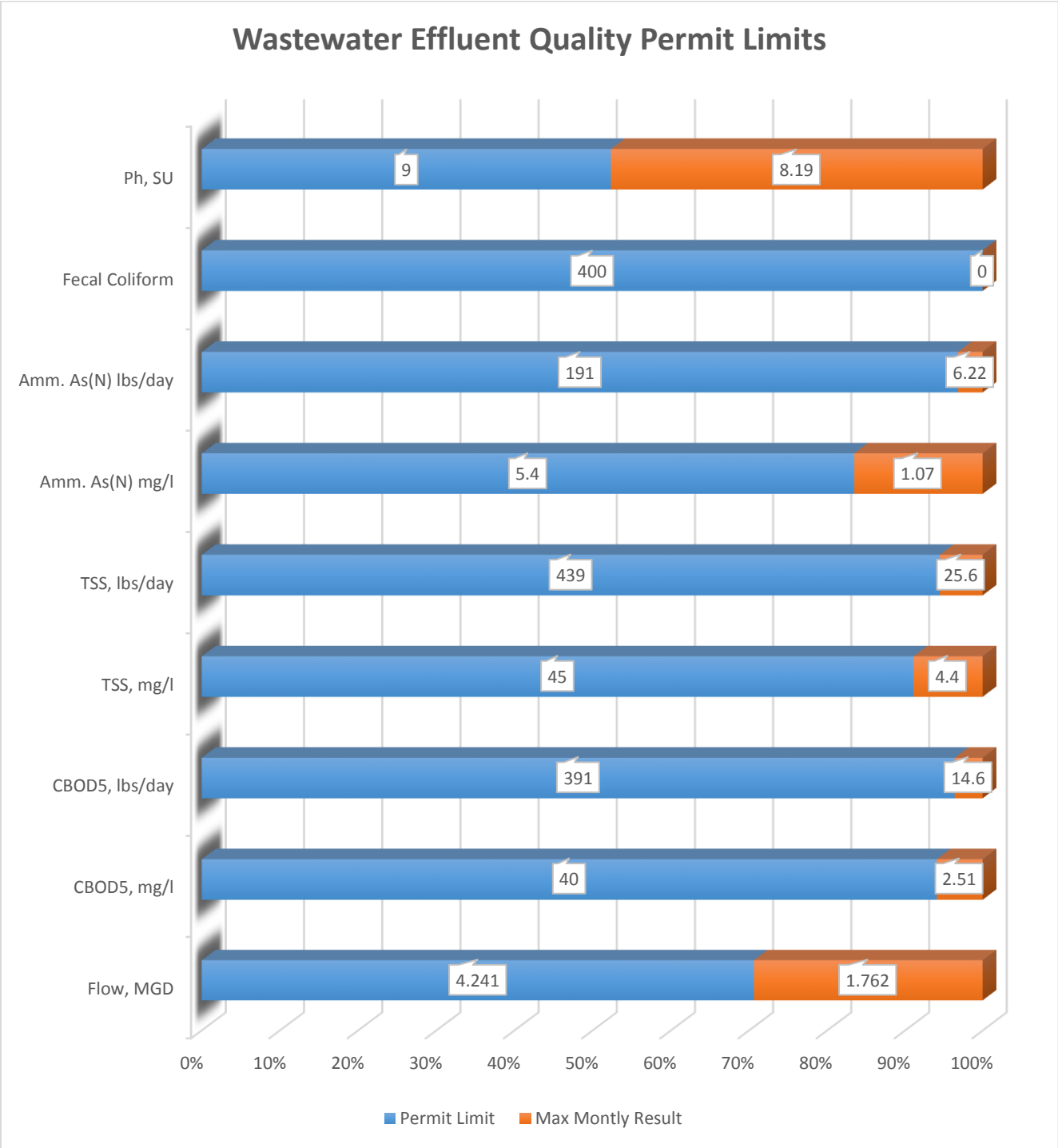
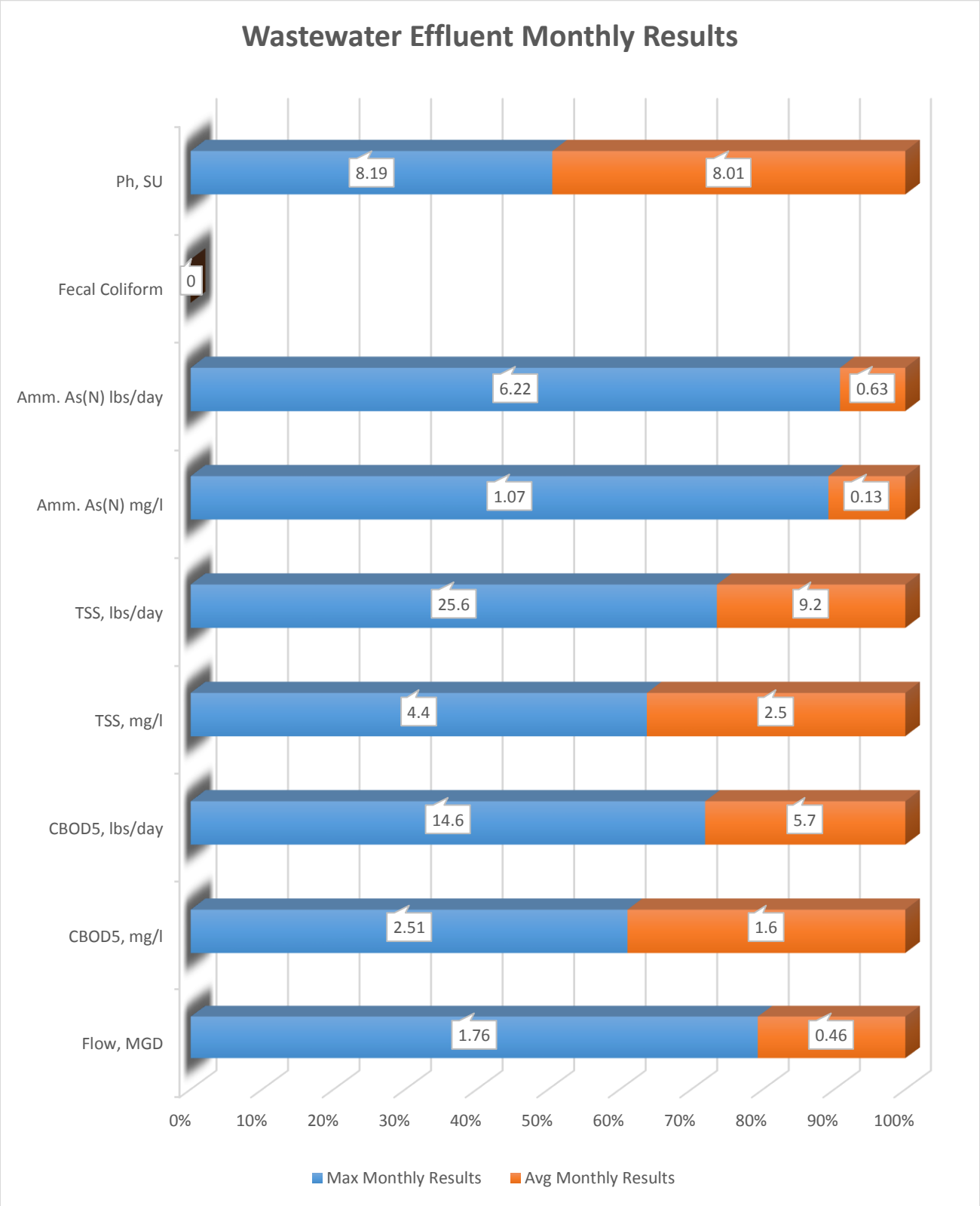


Table 1.3
Wastewater Effluent Quality



1.4 COLLECTION SYSTEM OPERATIONS

All lift stations operated properly during the month of January. All lift stations and wet wells were routinely checked each week for proper operation during the month. Table 1.5 shows Sewer Main Maintenance for the month of January 2018.

Table 1.5
Sewer Main Maintenance

Type Of Sewer	Scheduled Cleaning (Linear Ft)		Unscheduled Cleaning (Linear Ft)		Number Of Repairs	
	Month	YTD	Month	YTD	Month	YTD
Sanitary	400	1,000	1,000	2,700	0	0

2.0 WATER OPERATIONS

2.1 WATER QUALITY

Monthly fluoride and bacteria water samples collected and sent to outside laboratories for analysis. All samples within IEPA and Department of Health water quality standards. All wells checked, inspected, and tested on a daily basis, and the Horseshoe Mound Water Reservoir checked and inspected on a weekly basis to assure a clean and adequate potable water supply.

2.2 WATER PRODUCTION

Total water produced in January **14,278,000 gallons**. The daily average water produced **460,581 gallons per day.** Monthly pumping for January 2018 shown in Table 2.3. Monthly residual data for January of 2018 shown in table 2.4. Daily water produced shown in Table 2.5.

Table 2.3
Well Pumping Summary

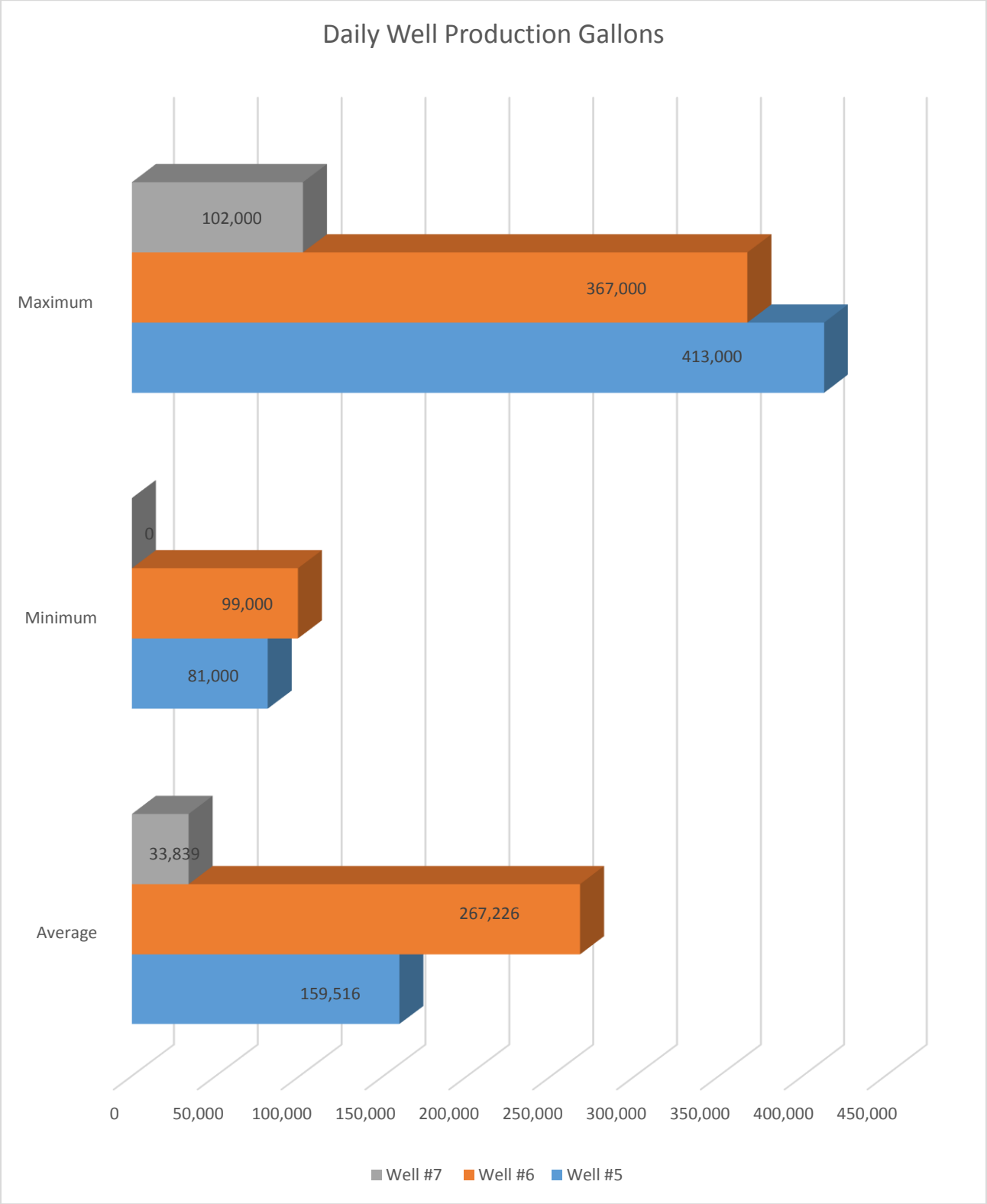


Table 2.4
Monthly Source Entry Point Chemical Residual

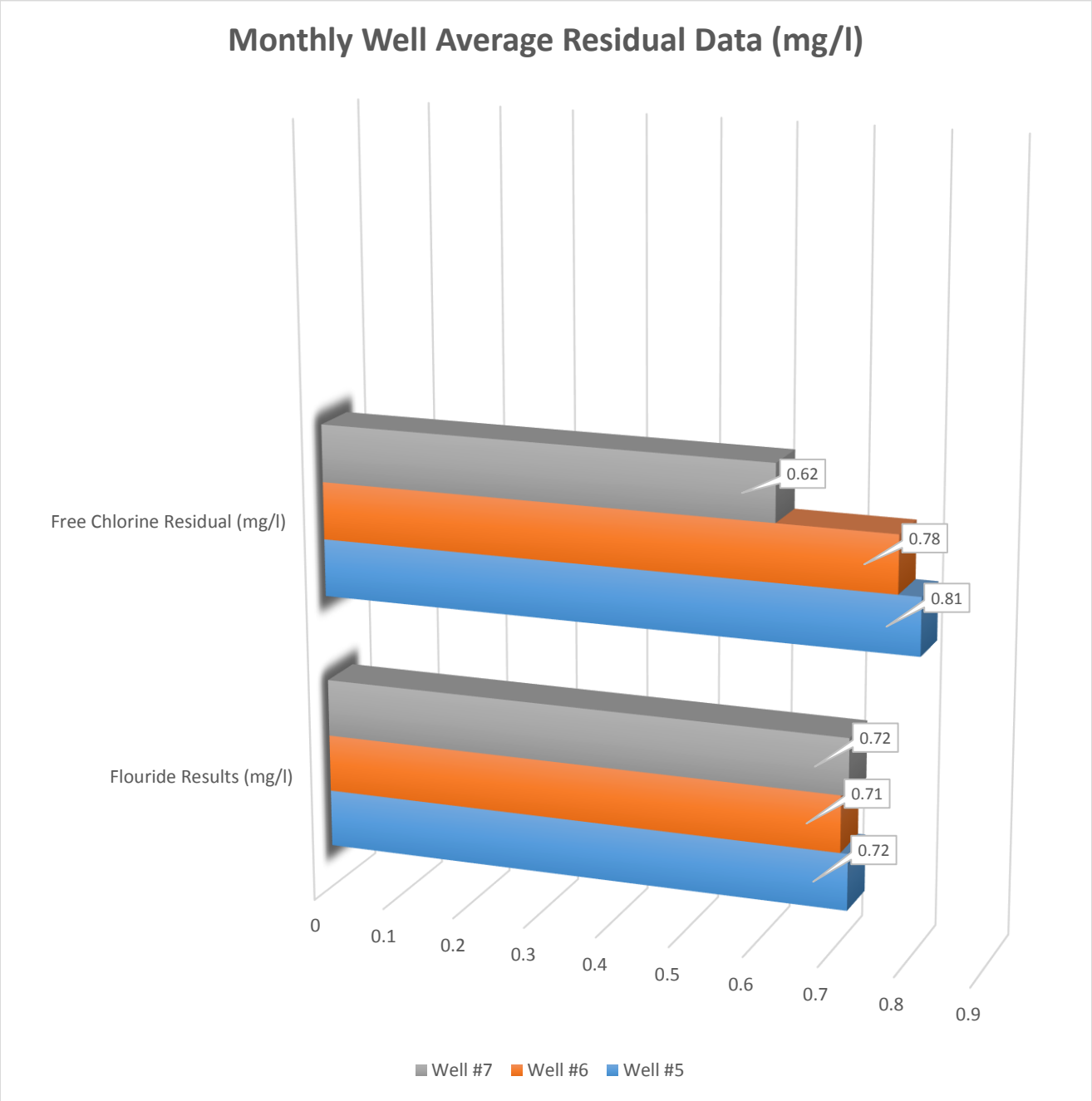
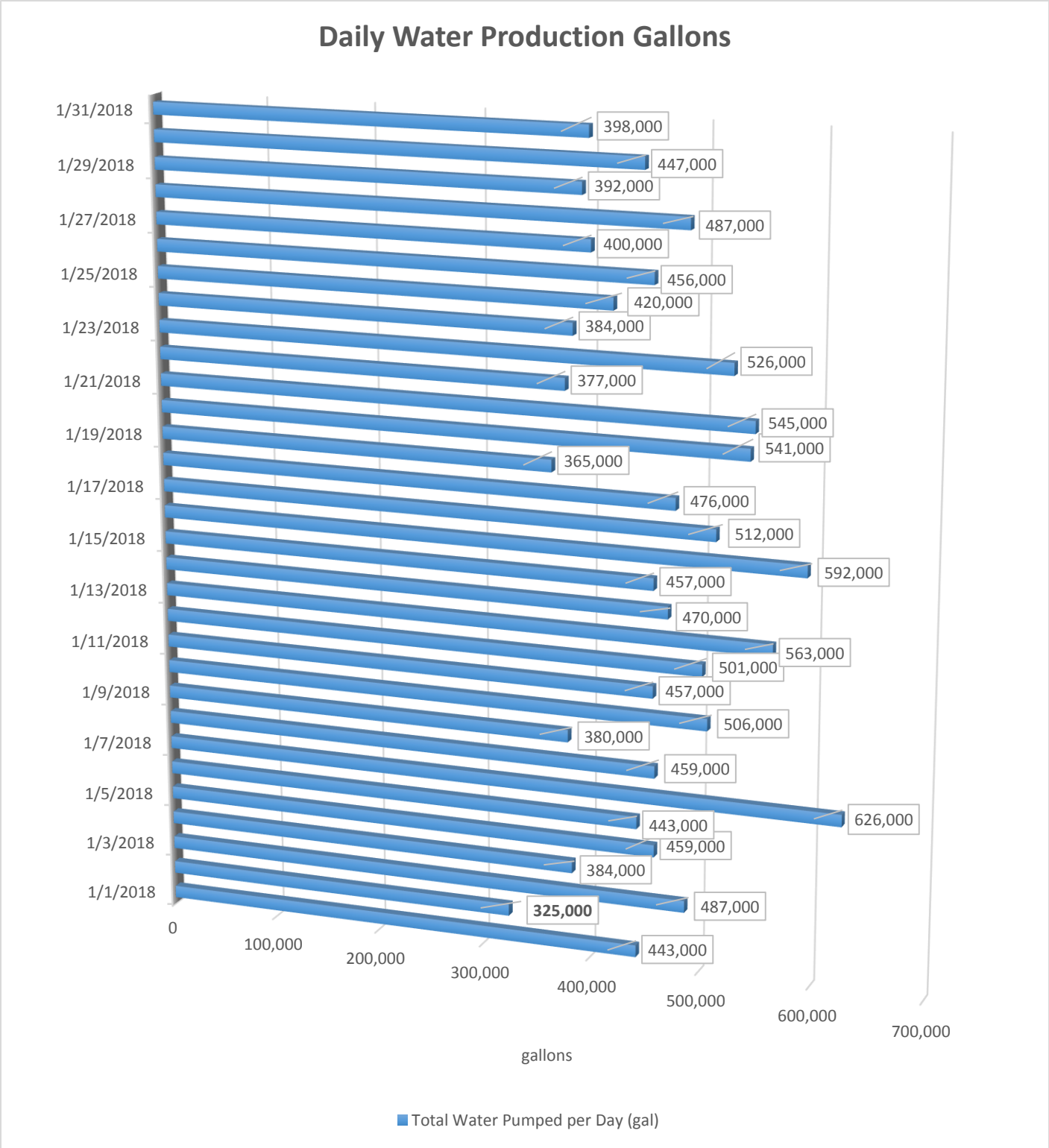


Table 2.5
Daily Water Produced



2.6 WATER DISTRIBUTION SYSTEM

All routine maintenance completed for the month of January 2018.

Water Main breaks for the month of January:

1/03/18
6 inch Water main break at 1012 Franklin Street was a circular crack caused by deteriorating pipe material and extreme temperatures. Repair clamp installed and a boil order issued to twelve residential customers. Boil order lifted on 1/4/18.

1/16/18
4 inch Water main break at 517 4th Street was a circular crack caused by temperature variation. Repair clamp installed and a boil order issued to eight residential customers. Boil order lifted on 1/16/18.

1/21/18
4 inch Water main break at 507 Wann Street was a hole caused by deteriorating pipe material. Repair clamp installed and a boil order issued to eight residential customers. Boil order lifted on 1/16/18.

2.7 WATER LOSS

Un-metered water used in the City of Galena equates to lost revenue in water and sewer user fees. Tracking and accounting for the period of December 16, 2018 – January 15, 2018 in Table 2.8.

Table 2.8
Accountable Water

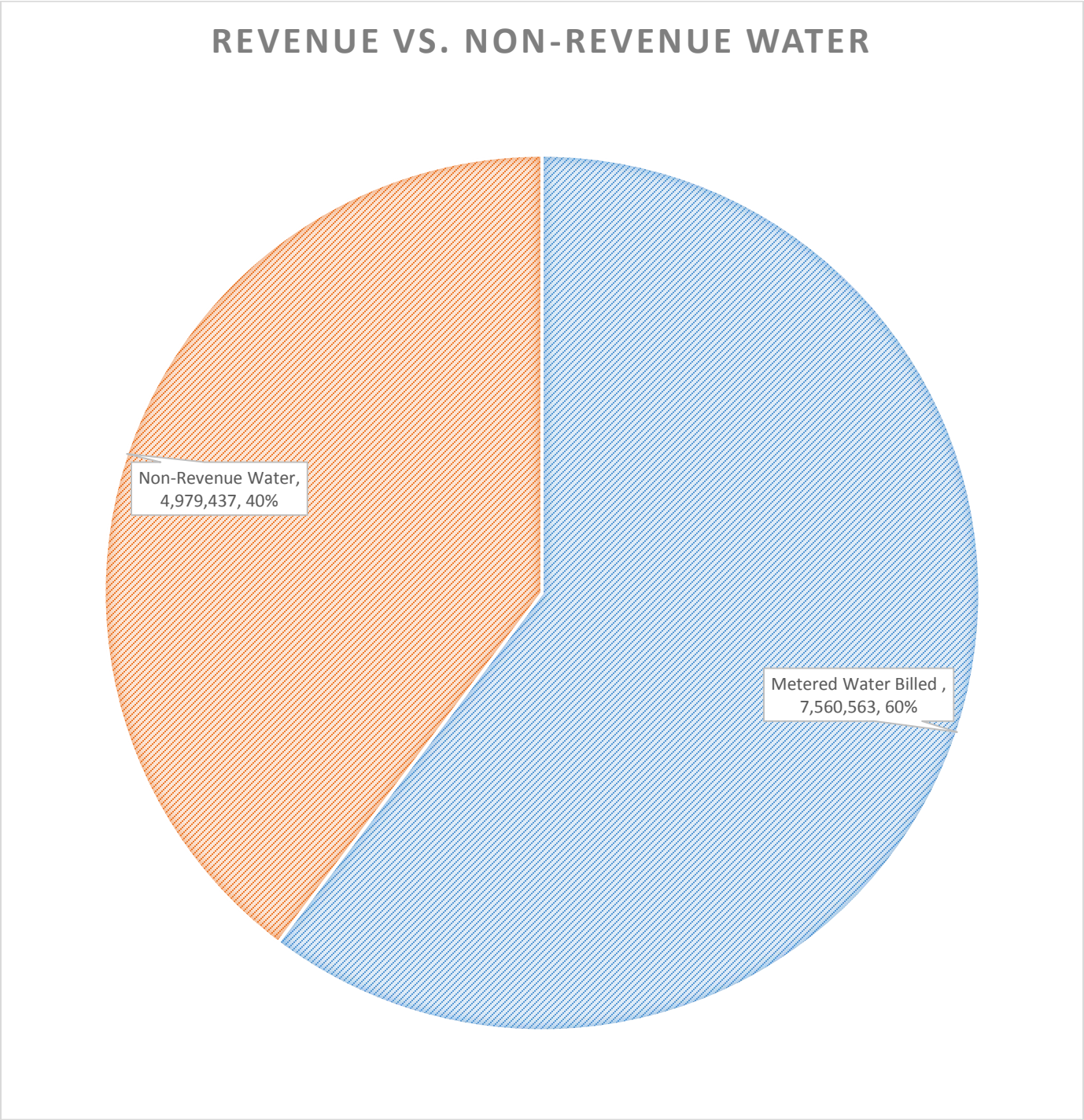
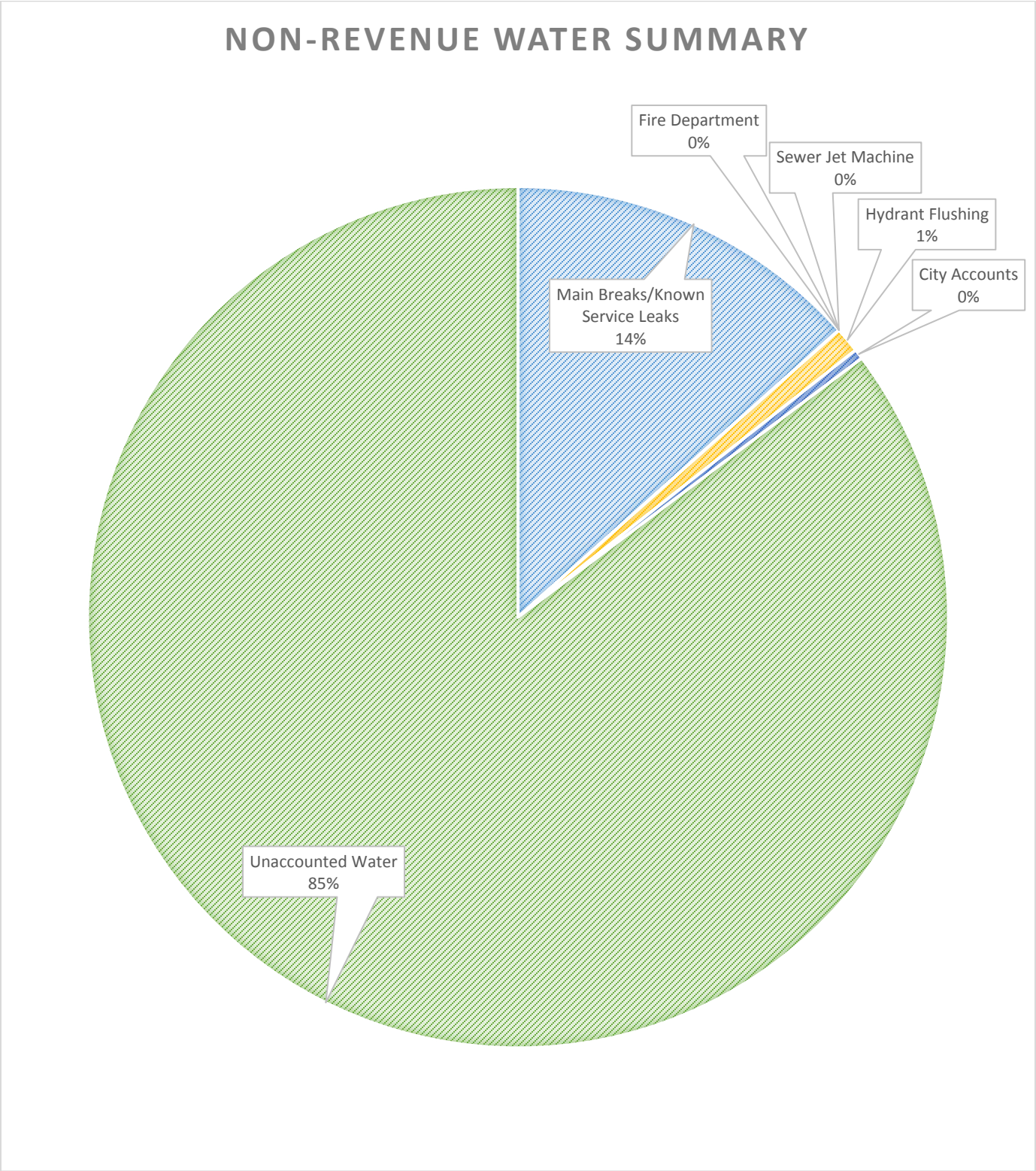


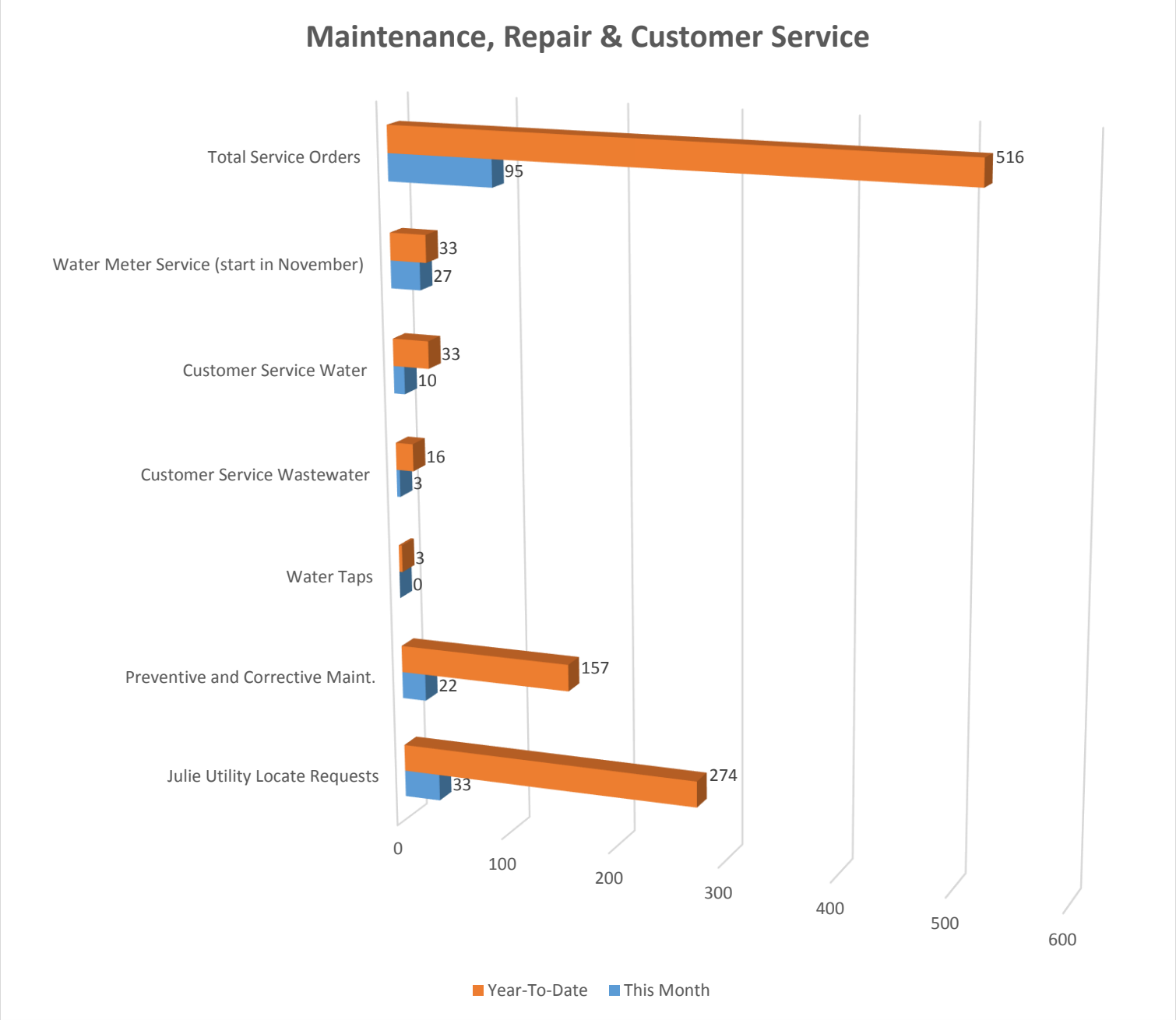
Table 2.9
Non-Revenue Water Breakdown



3.0 MAINTENANCE, REPAIR, & CUSTOMER SERVICE

All routine and preventative maintenance as specified in American Water Contract Services' operating agreement completed during January. Table 3.1 Summarizes service provided for the month of January 2018 and YTD.

Table 3.1
Maintenance Service Summary



4.0 SAFETY *100% Of our Behavior – 100% of the Time*

4.1 TRAINING

Safety training completed with daily safety topics, weekly safety reminders, and monthly in-house training. The monthly safety training covered Compressed Gas Safety. American Water hosted a webinar outlining our safety initiatives for 2018.

4.2 SAFETY INSPECTIONS

The monthly safety audit conducted on 1/29/18.

For the month of January, the American Water Contract Services Monthly Audit Safety rating was at 99%. No lost time accidents for the month of January. We have worked 346 days since a lost time accident. There are currently zero Corrective Action Safety Projects open.

MEMO

To: Mayor Renner, City Council & City Administrator
From: Matt Oldenburg, Zoning Administrator
Date: February 21, 2018

RE: Cal. No. 18A-01, Applicant: Ann Williams, 417 Franklin Street, Galena, IL 61036 and Owner: Matthew Ware, 1553 Lewis Road, Edwardsville, IL 62025. Location: Parcel: 06-500-145-00, Lot 12, excepting 50 square feet in Block 23, Original Town East of the Galena River, Galena, Jo Daviess County, Illinois. Common Address is 1002 Park Avenue, Galena, IL 61036. Request for rezoning from Low Density Residential to Neighborhood Commercial to allow Indoor Sales and Service and Accommodations, Vacation Rental land uses.

Project Summary:

The applicant is requesting a map amendment to rezone from Low Density Residential to Neighborhood Commercial to facilitate an Indoor Sales and Service Land use. The applicant also requests a Special Use Permit to operate as a one-dwelling unit vacation rental in a Neighborhood Commercial District, contingent upon approval of rezoning.

The attached site plan indicates removal of the garage at the rear of the site to facilitate additional parking. Razing the garage will need approval from the HPC / Building Department in order to facilitate this option. The applicant is considering keeping the garage – if so, this would reduce the available parking by one space and will then require a reduction in occupancy for the vacation rental request. Rather than 5 guests allowed in the vacation rental, it will be reduced to 4 guests by parking necessity.

The applicant submitted the following narrative explaining the proposed use:

"The nature of the proposed use of the 1002 Park Avenue property is to establish a low intensity sales and service center that offers design and installation of reclaimed barn wood products, restored mid-century stoves and refrigerators, and hand-crafted home decor items to the public. We note that the property will serve as a showroom and design center for custom products that are built or restored off-property, and will operate primarily on a by-appointment basis with open-to-the-public hours as feasible. On the second level, we plan on offering a vacation rental unit that will utilize up to three viable bedrooms and a commons area. We also plan on building a small dedicated parking area on the property to relieve limited public parking on the Park Avenue cul-de-sac, with enhanced landscaping around the building.

The proposed use is necessary to establish a new business in Galena, one that will have several positive effects on our community. There is no other business in Galena that offers reclaimed barn wood as a primary product or restored mid-century stoves and refrigerators. These products add intrigue and interest to the broad array of other businesses that attract visitors to our city. The proposed use is also necessary to utilize the existing upstairs rooms (there are three viable bedrooms) as a vacation rental that will provide visitors to Galena with additional short-term lodging options that is in the interest of the public convenience. Our plan is in alignment with the essence of Galena that values antiquity, reclaiming quality aspects of yesterday, and offering a haven for guests via the vacation rental. We aim to attract a year-round customer base that is interested in home improvement projects. The proposed use is in the interest of the public convenience in that it will provide a new interesting array of products and services, provide

additional dedicated parking to reduce limits on public parking spaces, increase property values, improve the beauty of the neighborhood and of Galena, bring in new tax revenues to the City, and provide a new point of interest for residents of and visitors to Galena.

We note that this property was first built in 1838, one of the earlier grand homes in Galena. At one time in history, it was a boarding house. When we purchased this property in 2018, it had been vacant for over ten years and on the real estate market for several years. The building was in a state of disuse and disrepair and required extensive interior restoration. We wish to restore and re-purpose this historic brick building to be a successful business - just like the other businesses on the Park Avenue cul-de-sac - and save it from demise. Our plan includes building a small parking lot on the east side of the property to relieve public parking limitations for our good neighbors. The original neighborhood setting of the home has also changed to a commercial setting with two thriving businesses (The Annie Wiggins Bed and Breakfast, and The Belvidere Mansion) with no single family homes on the south Park Avenue cul-de-sac, and a six-apartment building across busy Route 20 as its forward-flanking neighbors. The property faces the Galena River. The proposed use will contribute to the general welfare of the neighborhood and the Galena community by saving and restoring an important historic property."

A site plan review of the proposed request has been conducted per the criteria listed in §154.914. Excepting the parking area improvement (with landscape screening requirement), all exterior development is existing and no further development is needed.

Number of Guests: **Vacation Rental:** Maximum occupancy load for this dwelling unit is four (4) to five (5) guests, depending on the final parking configuration. This is determined by the International Fire Code, International Building Code and NFPA on the basis of minimum 200 square feet per person gross (IFC Table 1004.1.2), with an additional requirement for two means of fire-protected egress for each sleeping area (NFPA 24.2.2.1.1).

Lot Capacity: The lot size is 7,450 square feet, or 0.17 acres. The structure is situated along Park Avenue and Highway 20. The site is already properly landscaped with well-established vegetation and lighting. The lot can absorb the impact of this land use with minimal impact on surrounding properties.

Availability and impact of parking: The proposed off-street parking can accommodate up to five vehicles, including one ADA stall. The parking regulations require one (1) off-street space per four (4) guests for a vacation rental, totaling 2 spaces; and 1 space for every 300 square feet of space utilized for the indoor sales area, totaling 3 spaces.

Emergency measures: Staff will ensure that emergency lighting, exits, posted floor plans and emergency telephone are in place before license is issued for the vacation rental.

Staff recommends approval of this request. Land uses surrounding the property include residences, guest accommodations and tourist attractions.

At their meeting on February 14, 2018, the Zoning Board of Appeals voted to send a positive recommendation to the City Council to rezone 1002 Park Avenue from a Low Density Residential to Neighborhood Commercial district with one condition that the proposed parking spaces is reduced from five to four.

Approval Criteria & Recommendation for Map Amendment:

In order to maintain internal consistency within this code and on the zoning map, proposed amendments to the text and zoning map must be consistent with the purposes stated herein. In determining whether the proposed amendment shall be approved, the following factors shall be considered (*including comments from the Zoning Administrator*):

(1) Whether the existing text or zoning designation was in error at the time of adoption;

(2) Whether there has been a change of character in the area or throughout the city due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.;

(3) Whether the proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district or whether there may be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new zone may generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances;

(4) Whether 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;

(5) Whether adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone;

(6) Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; or

(7) Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning.

The Zoning Administrator and Zoning Board of Appeals shall make recommendations and the City Council shall take final action.

(1) When the Zoning Board of Appeals or City Council deems it necessary or expedient, additional property in the zoning district may be considered for a zoning change provided that this additional property is also addressed in the public hearing notice, in accordance with § 154.919(F).

(2) In the event of a written protest against a proposed amendment signed and acknowledged by the owners of 20% of the frontage proposed to be altered or by the owners of 20% of the frontage immediately adjoining or across the alley or rear line therefrom or by the owners of 20% of the frontage directly opposite the frontage proposed to be altered as to such regulations or zoning district and field with the City Clerk, such amendment shall not be passed except by the favorable vote of two-thirds of all of the selected members of the City Council.

Resolution No. _____

ZONING BOARD OF APPEALS

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

REGARDING

CALENDAR NUMBER: Cal. No. 18A-01

APPLICATION BY: Ann Williams, 1002 Park Avenue, Galena, IL 61036

FOR: Request for Rezoning from Low Density Residential to Neighborhood Commercial district to allow Indoor Sales & Service and Accommodations, Vacation Rental.

PROCEDURES

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on February 14, 2018. The hearing was advertised in an edition of the Galena Gazette, in a quarter-page sized ad, that was available to the general public between 15 and 30 days prior to the hearing. 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 applicant is requesting a map amendment to rezone from Low Density Residential to Neighborhood Commercial to facilitate an Indoor Sales and Service Land use. The applicant also requests a Special Use Permit to operate as a one-dwelling unit vacation rental in a Neighborhood Commercial District, contingent upon approval of rezoning.

The attached site plan indicates removal of the garage at the rear of the site to facilitate additional parking. Razing the garage will need approval from the HPC / Building Department in order to facilitate this option. The applicant is considering keeping the garage – if so, this would reduce the available parking by one space and will then require a reduction in occupancy for the vacation rental request. Rather than 5 guests allowed in the vacation rental, it will be reduced to 4 guests by parking necessity.

The applicant submitted the following narrative explaining the proposed use:

"The nature of the proposed use of the 1002 Park Avenue property is to establish a low intensity sales and service center that offers design and installation of reclaimed barn wood products, restored mid-century stoves and refrigerators, and hand-crafted home decor items to the public. We note that the property will serve as a showroom and design center for custom products that are built or restored off-property, and will operate primarily on a by-appointment basis with

open-to-the-public hours as feasible. On the second level, we plan on offering a vacation rental unit that will utilize up to three viable bedrooms and a commons area. We also plan on building a small dedicated parking area on the property to relieve limited public parking on the Park Avenue cul-de-sac, with enhanced landscaping around the building.

The proposed use is necessary to establish a new business in Galena, one that will have several positive effects on our community. There is no other business in Galena that offers reclaimed barn wood as a primary product or restored mid-century stoves and refrigerators. These products add intrigue and interest to the broad array of other businesses that attract visitors to our city. The proposed use is also necessary to utilize the existing upstairs rooms (there are three viable bedrooms) as a vacation rental that will provide visitors to Galena with additional short-term lodging options that is in the interest of the public convenience. Our plan is in alignment with the essence of Galena that values antiquity, reclaiming quality aspects of yesterday, and offering a haven for guests via the vacation rental. We aim to attract a year-round customer base that is interested in home improvement projects. The proposed use is in the interest of the public convenience in that it will provide a new interesting array of products and services, provide additional dedicated parking to reduce limits on public parking spaces, increase property values, improve the beauty of the neighborhood and of Galena, bring in new tax revenues to the City, and provide a new point of interest for residents of and visitors to Galena.

We note that this property was first built in 1838, one of the earlier grand homes in Galena. At one time in history, it was a boarding house. When we purchased this property in 2018, it had been vacant for over ten years and on the real estate market for several years. The building was in a state of disuse and disrepair and required extensive interior restoration. We wish to restore and re-purpose this historic brick building to be a successful business - just like the other businesses on the Park Avenue cul-de-sac - and save it from demise. Our plan includes building a small parking lot on the east side of the property to relieve public parking limitations for our good neighbors. The original neighborhood setting of the home has also changed to a commercial setting with two thriving businesses (The Annie Wiggins Bed and Breakfast, and The Belvidere Mansion) with no single family homes on the south Park Avenue cul-de-sac, and a six-apartment building across busy Route 20 as its forward-flanking neighbors. The property faces the Galena River. The proposed use will contribute to the general welfare of the neighborhood and the Galena community by saving and restoring an important historic property."

A site plan review of the proposed request has been conducted per the criteria listed in §154.914. Excepting the parking area improvement (with landscape screening requirement), all exterior development is existing and no further development is needed.

Number of Guests: **Vacation Rental:** Maximum occupancy load for this dwelling unit is four (4) to five (5) guests, depending on the final parking configuration. This is determined by the International Fire Code, International Building Code and NFPA on the basis of minimum 200 square feet per person gross (IFC Table 1004.1.2), with an additional requirement for two means of fire-protected egress for each sleeping area (NFPA 24.2.2.1.1).

Lot Capacity: The lot size is 7,450 square feet, or 0.17 acres. The structure is situated along Park Avenue and Highway 20. The site is already properly landscaped with well-established vegetation and lighting. The lot can absorb the impact of this land use with minimal impact on surrounding properties.

Availability and impact of parking: The proposed off-street parking can accommodate up to five vehicles, including one ADA stall. The parking regulations require one (1) off-street space per four (4) guests for a vacation rental, totaling 2 spaces; and 1 space for every 300 square feet of space utilized for the indoor sales area, totaling 3 spaces.

Emergency measures: Staff will ensure that emergency lighting, exits, posted floor plans and emergency telephone are in place before license is issued for the vacation rental.

Staff recommends approval of this request. Land uses surrounding the property include residences, guest accommodations and tourist attractions.

At their meeting on February 14, 2018, the Zoning Board of Appeals voted to send a positive recommendation to the City Council to rezone 1002 Park Avenue from a Low Density Residential to Neighborhood Commercial district with one condition that the proposed parking spaces is reduced from five to four.

Testimony Presented on Behalf of the Applicant:

- **Ann Williams, 417 Franklin Street , Galena** said she hopes to get rezoning for 1002 so that they can operate two kinds of businesses. One would be a sales and service type use that offers the residents and visitors with an opportunity to purchase reclaimed barn wood, panels and handmade furniture from local artisan craftsman and have samples on site. The second product in that floor would be restored mid-century appliances for purchase as samples. The appliances would be restored in Elizabeth at another site and then delivered directly to the customer's home, so there would not be a large turnover of appliances at the Park Avenue site, only samples. These are very high end products. The upstairs, they hope to turn into a vacation rental. The building didn't have anyone living in it for the past 10 years, so they hope to add to the other two thriving businesses on the cul-de-sac.

  Baranski asked if she owned the business next door? Williams said she did not.

  Baranski asked if the guest accommodations portion would have the check-in process done by the staff from the first floor operation. Williams stated yes.

  Baranski also asked if the store hours would be regular hours and accept walk-ins or will it totally be by appointment only? Williams said that it will mostly by appointment only, but they may have Friday through Sunday with public hours. They want to focus their attention to potential customers due to the high-end nature of their product, so they do not want to run full-time hours and take away from their focus.

Bochniak asked about the garage in the back – it will need approval from HPC to be removed to facilitate 5 parking spaces. If this is not approved, how will it affect their off-street parking plan? Williams stated that her architect can answer that question.

Marty Johnson, Architect, stated that as Ann mentioned, the Neighborhood Commercial district is related to her type of request where it lends to her transitory type of needs. This property is in a very exposed type of area and attached to an Inn and across from a six-plex with more intense use. The blending of this along with a vacation rental blends with the store for an appropriate parking solution. If the garage removal is denied, then the parking space count goes down to four parking spaces and we reduce the square footage on the second floor for vacation rental space. They'll create an ADA parking stall, walkway in and ADA bathroom to accommodate the first floor. Overall, they feel a vacation rental and store at this site is in furtherance of the Comprehensive Plan and the intent of our ordinances.

Baranski asked whether the house next door is currently a B&B. Johnson stated that it was one of the first inns in town. Baranski also asked whether the Belvidere is a tour home? Johnson stated that it is a daily tourist attraction. Oldenburg stated that it is.

- **Michelle Dieter, 314 Third Street, Galena** – she stated that this is a win-win for Galena. It fixes an old home that needs restoring. It's by appointment only, so it's not going to be disruptive to the immediate area. The vacation rental is good because we want more people to come to Galena. She approves it.

- **Glen Gutmann, 609 South Prospect, Galena** – he wants to reiterate what Michelle said. They're taking an old buiding and fix it up. It's going to be minimal hours and minimum disruption to the neighborhood. Nybo stated that that would be for the store, but not for the vacation rental. Gutman said, yes, but he works at the Felt Manor and they do not have disruption that he is aware of and they are an inn. There's a lot of B&B's and it's not going the be the end of the world. We have a lot of visitors here.

- **Tiffany Higgins, 9203 Saturn Lane, Galena** – she stated that the property is in very poor condition, so the thought of restoring it and bringing more visitors is a good thing. What Ann is selling meets the values of what we're looking for. The restoration barn wood matches what she's proposing with restoring the house. The cul-de-sac has businesses already and that the proposal would not disrupt the neighborhood.

<u>Testimony Presented in Opposition to the Request:</u>

- **Bill Heiken, 1004 Park Avenue, Galena** – they're in the same structure as 1002 Park Avenue. He's lived here with his wife for 20 years, and had a 25 year career as a forestry ecologist with the US Forestry Service and worked with landscape architects on viewshed planning. He is not in favor of rezoning for a number of reasons. This proposal appears to circumvent the limit of 20 licenses on vacation rentals in residential districts, which are all taken. This lot is not suited to a retail operation. The parking on Park Ave. will be impacted. A retail operation selling used appliances will require a loading zone. The property does not conform to residential bulk standards and is a nonconforming lot – it cannot be changed to a more intensive

use. Minimum dwelling separation is 12 feet, these structures are attached in the rear. Fire safety requires wired smoke detectors – since they are connected, two systems would need to be connected so his house can be notified. Removing the garage and adding parking would make a 7 car parking lot, the largest on the East side in the historic district. This would take away from LDR character. He is not in favor, it would have a negative impact on his guest house. There would no longer be a barrier if the garage was removed.

- **Wendy Heiken, 1004 Park Avenue, Galena** – is opposed to the change of zoning for a number of reasons. To change the zoning forever changes the neighborhood. If she changes her plan or sells, they have very little to say what takes place on that site and how it impacts their guesthouse. She has been in the house – the location and size makes it unsuitable for retail. It does not compliment the stately homes on that site and neighborhood. She has concern for our community – Galena is facing a housing shortage due to vacation rentals. She has recently become aware of four displaced families due to vacation rentals being converted. Galena may soon become a place where residents may no longer have housing. To allow one persons wishes to override the wishes of others in the neighborhood is sad. She asks that we follow our ordinances and deny the request.

- **Crystal Mason, 3454 N Ford Road, Galena** – she fully agrees with the Heiken's to deny the request. Although she does not live within the City Limits, it is the character of Galena that drawed her to move to the area. It is where we shop, play, volunteer, worship and worked. Having a building and zoning code was a big factor in their decision to move here. With a zoning code in place, one could be relatively assured that there is some stability. However, she is seeing more cases where one entity, wanting to open a business through a zoning change or special use permit can compromise the neighbors that are already there. This appears as a way to get around the limitation on vacation rentals. She is sure this limitation was taken into consideration when the rules were made. By changing this to accommodate the vacation rental, it is setting a dangerous precedent.

- **Susan Steffan, 334 Spring Street, Galena** – she wants to emphasize the importance of the parking concept. When you approach the town from the East, you see all of the historic structures and now you will see a parking lot. It will be disruptive of the view. She doesn't want a parking strip blocking the view. She wasn't aware of the loading requirements and the the structure shares a wall with the other structure. To zone them separately is absurd. The fire systems would be difficult to coordinate with a shared wall building. Also, there is a big waitlist for residential properties that are hoping to be designated as a vacation rental. They will all start to try to rezone to workaround the limit. She is purchasing a home for their daughter because there is already a limit of available living space in Galena. When you make this change, it doesn't get undone. She likes the business proposed, but doesn't like it at this location.

Baranski questioned how the buildings were connected.

Heiken stated that they are connected approximately half of the length of the building.

Baranski asked if there was some kind of space between the two for the rest of it.

Heiken stated that it is a paved area about 5 feet wide.

Baranski asked about when he was referring to the viewshed, what he meant.

Heiken stated that the viewshed is from the highway.

Baranski asked if the issue was specifically about the parking lot, not the building itself?

Heiken said the parking lot is one of the biggest impacts.

Baranski asked about the garage – how many spaces do the Heiken's have behind their property?

Heiken stated that there are two parking spaces behind the garages.

Williams stated that she appreciated hearing the comments and they're committed to being the best neighbors that they can. She can answer that the appliances will be about 4 or 5 total in the home on rollers as samples. What then happens, is that if someone wants to buy an appliance, it will be from a stock in Elizabeth and will be restored and delivered from there. It will never come back to the Galena shop.

Johnson wanted to add that the intensity of use and that Neighborhood Commercial is meant to be a low intensity which has high restrictions on use. We feel it is appropriate zoning as it matches the other intensity of uses nearby.

Bochniak asked whether 7 or 5 parking spaces are proposed.

Johnson stated that there are 5 on the site plan.

Oldenburg clarified that Mr. Heiken was referring to 7 spaces if the 5 proposed were combined with his 2 spaces behind his property if the garage was removed.

Baranski asked Johnson about the type of separation between the two structures.

Johnson stated that he believes it is 2-3 wythes of masonry brick. The building is separated at the front with a 3.5-4 feet strip. In the rear where they are attached, there is a staircase that winds down from the second floor. The wall is plaster coated over the masonry.

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)(3) provides a definition and description of the Neighborhood Commercial District.
- 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 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 off-street parking standards.
- Article 6, Section 154.605 sets forth the landscape and bufferyard standards.
- 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.

DETERMINATION

Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by Ann Williams to rezone 1002 Park Avenue to Neighborhood Commercial to allow operation of Indoor Sales and Service and Accommodations, Vacation Rental should be approved for the following reasons:

1. We use Neighborhood Commercial to deal with special situations where small-scale commercial uses can be accommodated without creating potential for more intense commercial uses in the future at that site. This is not a quiet neighborhood; the Belvidere is more intense than the proposed use with its traffic of visitors. This retail space would be a lesser impact on the block.

2. The view from the highway is an important consideration. Five parking spaces would encroach the view of the corridor from the highway and reduce available space for appropriate screening. Reducing the parking spaces to four will create more room and reduce the encroachment of the view shed. This would be more appropriate for the site and still allow the applicant to achieve their operations.

Zoning Map Amendment - In determining whether the proposed zoning map amendment shall be approved, the following factors shall be considered:

1. Whether the existing text or zoning designation was in error at the time of adoption; *N/A.*

2. Whether there has been a change of character in the area or throughout the city due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.; *There has been a change over the years in the character of that neighborhood.*

3. Whether the proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district or whether there may be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new zone may generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting,

or other nuisances; *Rezoning to Neighborhood Commercial is a low-impact change and will not change the character of that neighborhood.*

4. Whether 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; *This proposal is consistent with the Comprehensive Plan, especially as it supports the tourism industry.*

5. Whether adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone; *The proposal has demonstrated that adequate public facilities are available with this request.*

6. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; or *There is an adequate supply of land available for this request.*

7. Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning. *The business will provide additional inventory and revenues to support the tourism industry.*

RECOMMENDATION

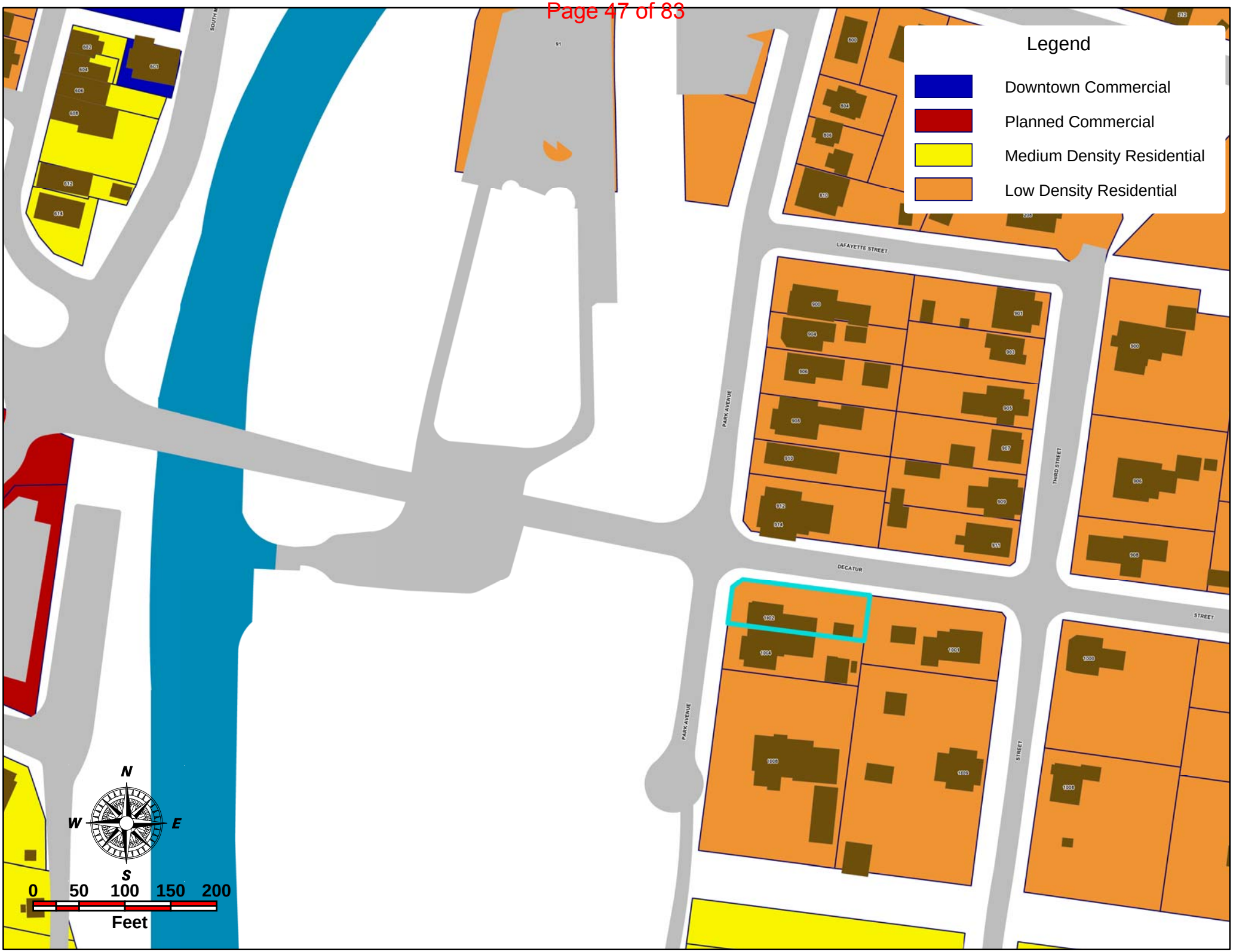
NOW, THEREFORE BE IT RESOLVED, that this Zoning Board of Appeals does recommend to the City Council of the City of Galena that this request by Ann Williams to rezone 1002 Park Avenue to Neighborhood Commercial to allow operation of Indoor Sales and Service and Accommodations, Vacation Rental should be approved with the following condition:

The parking area shall be reduced to four (4) total off-street spaces on the site plan, removing the space nearest the highway on the site plan.

PASSED AND APPROVED this 14th day of February, A.D. 2018, by the Galena Zoning Board of Appeals by a vote of 3 ayes, 1 nays, 2 absent, 1 abstain, 0 recused.

_____

Bill Nybo, Acting Chairperson


Legend
Downtown Commercial
Planned Commercial
Medium Density Residential
Low Density Residential
LAFAYETTE STREET
PARK AVENUE
THIRD STREET
DECATUR
STREET
N
W
E
S
0
50
100
150
200
Feet

BUILDING CLASSIFICATION:
ZONING:
-LOW DENSITY RESIDENTIAL (LDR);
MIXED USE: VACATION RENTAL (RI) & NEIGHBORHOOD COMMERCIAL (NC), ("INDOOR SALES & SERVICE")

CONSTRUCTION TYPE:
IIIA, HISTORICAL BUILDING; 2-STORIES; 2640 S.F. (TOTAL GROSS)
PROPOSED "INDOOR SALES & SERVICE" ON MAIN LEVEL &
PROPOSED VACATION RENTAL ON THE UPPER LEVEL

OCCUPANCY:
-EXISTING R3
-PROPOSED CHANGE - MIXED USE, RI & NC

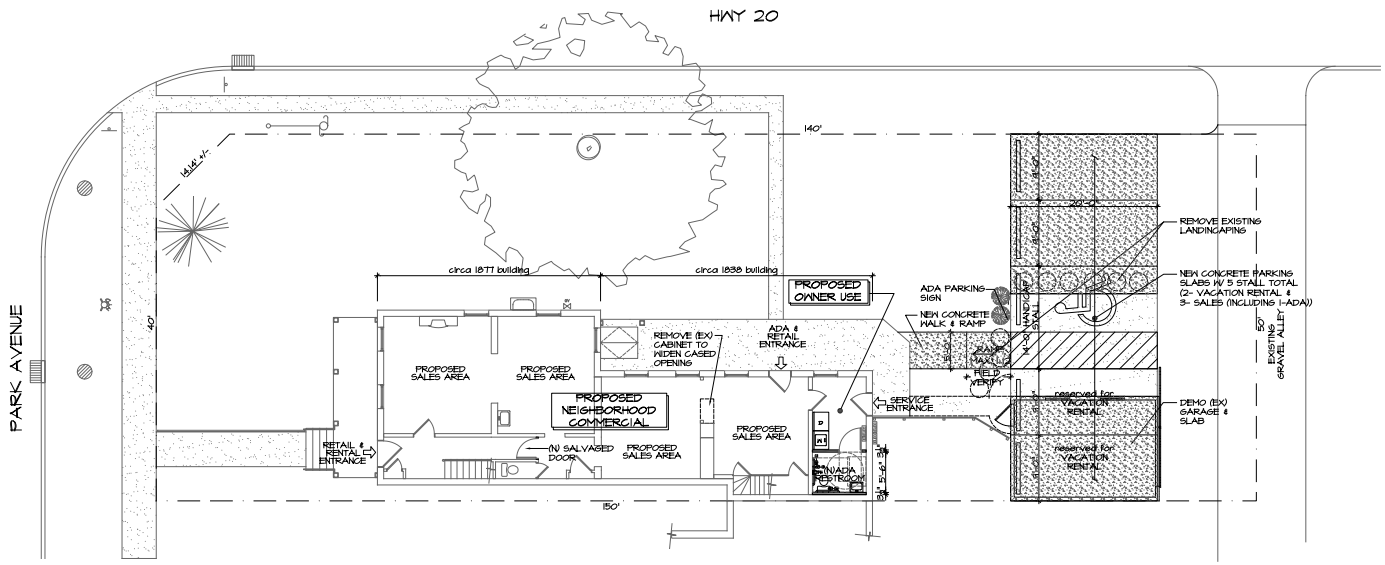
PARKING:
-RI: (200 S.F. PER PERSON) (1 SPACE PER 4 PATRONS)
VACATION RENTAL A NET SQUARE FOOTAGE ON UPPER FLOOR OF 1000 S.F./200 S.F. = 5 PATRONS. THEREFORE, 2 SPACES REQUIRED.
-NC: (300 S.F. PER PARKING SPACE REQUIRED)
TOTAL NET SQUARE FOOTAGE OF SPACE ON THE MAIN FLOOR 15 884 S.F./300 S.F. = TOTAL OF 3 SPACES REQUIRED.

LANDSCAPING:
-(MINIMUM GREEN SPACE OF 25% OF THE ENTIRE LOT)

TOTAL LOT SIZE:	7450 S.F.
TOTAL BUILT FOOTPRINT	1498 S.F.
TOTAL PAVED AREA	1462 S.F.
TOTAL PERVIOUS AREA	4580 S.F. 59% OK

PROJECT REVISIONS:
-ADD ON MAIN FLOOR RESTROOM TO BE ADA COMPLIANT.
-MODIFICATIONS OF SMOKE & CARBON MONOXIDE DETECTORS AS LISTED BELOW.
-ADDITIONAL PARKING SPACES, HANDICAP PARKING STRIPING AND NEW CONCRETE RAMP/SIDEWALK.
-MISC. DOOR LOCATION & MODIFICATIONS, SEE PLAN

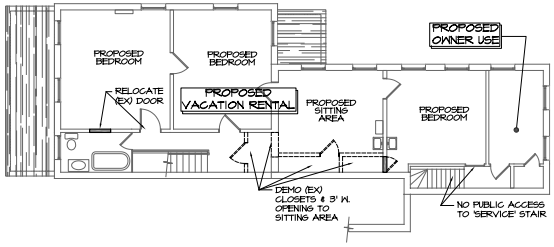
GENERAL NOTES:
1. EXISTING CONDITIONS OF VACATION RENTAL BEDROOMS TO BE "GRANDFATHERED" IN.
2. VERIFY EXISTING SMOKE DETECTORS AND PROVIDE NEW AS REQUIRED THROUGHOUT ALL AREAS, INCLUDING NEW HARDWIRED (WITH BATTERY BACKUP) SMOKE DETECTORS WITHIN EACH BEDROOM AND ALSO WITHIN 15' OF EACH BEDROOM ENTRY DOOR.
3. PROVIDE NEW HARDWIRED (WITH BATTERY BACKUP) CARBON MONOXIDE DETECTORS WITHIN 10' OF BEDROOM ENTRY DOORS.



SITE & MAIN FLOOR PLAN

MAIN FLOOR - 1345 S.F. (TOTAL GROSS)
LOT SIZE - 4750 S.F (0.17 ACRES)

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN

UPPER FLOOR - 1345 S.F (TOTAL GROSS)
LOT SIZE - 4750 S.F (0.17 ACRES)

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

THIS IS A REDUCED DOCUMENT AND IS NOT TO SCALE

Stroka Johnson Architects, P.C.
8555 Digital Drive
Dubuque, IOWA 52003
(563) 556 - 0567
Fax
Architects

The use of these drawings shall be restricted to the original site for which they were prepared, publication thereof is expressly limited to such use unless with the express written consent by agreement with the architect.
Reuse of or re-use of these drawings by any method in whole or in part, is prohibited.
Title to these drawings remains with the architect without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions.

1002 PARK AVENUE

GALENA, ILLINOIS

Revision

Date 2/8/18
Drawn By JE
Project Number 11005
Sheet Number —
1 of 1

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION

Drawing Name: F:\PROJECTS\18\18005 - Williams, Ann 1002 Park Ave\18005 Plans.dwg Last Modified: Feb 08, 2018 - 4:09pm Plotted on: Feb 08, 2018 - 4:09pm by: jevangelista

PER ZONING REVIEW (4) PARKING SPACES ALLOWED, THEREFORE MAXIMUM (4) PATRONS ALLOWED IN VACATION RENTAL

BUILDING CLASSIFICATION:
ZONING:
-LOW DENSITY RESIDENTIAL (LDR);
MIXED USE: VACATION RENTAL (RI) & NEIGHBORHOOD COMMERCIAL (NC), ('INDOOR SALES & SERVICE)

CONSTRUCTION TYPE:
IIIA, HISTORICAL BUILDING; 2-STORIES; 2690 S.F. (TOTAL GROSS)
PROPOSED 'INDOOR SALES & SERVICE' ON MAIN LEVEL &
PROPOSED VACATION RENTAL ON THE UPPER LEVEL

OCCUPANCY:
-EXISTING R3
-PROPOSED CHANGE - MIXED USE, RI & NC

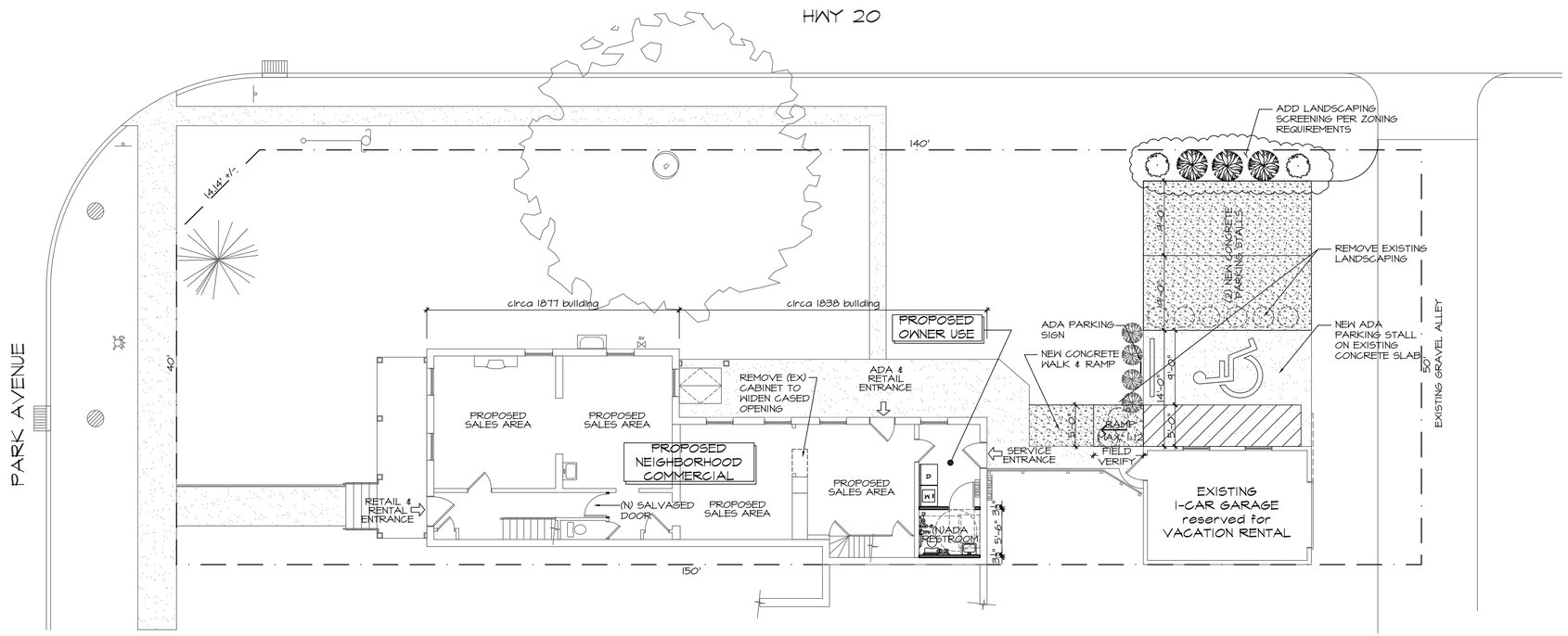
PARKING:
-RI: (200 S.F. PER PERSON) (1 SPACE PER 4 PATRONS)
VACATION RENTAL A NET SQUARE FOOTAGE ON UPPER FLOOR OF 1000 S.F./200 S.F. = 5 PATRONS. THEREFORE, 2 SPACES REQUIRED.
-NC: (300 S.F. PER PARKING SPACE REQUIRED)
TOTAL NET SQUARE FOOTAGE OF SPACE ON THE MAIN FLOOR IS 889 S.F./300 S.F. = TOTAL OF 3 SPACES REQUIRED.

LANDSCAPING:
-(MINIMUM GREEN SPACE OF 25% OF THE ENTIRE LOT)

TOTAL LOT SIZE:	7450 S.F.
TOTAL BUILT FOOTPRINT	1498 S.F.
TOTAL PAVED AREA	1462 S.F.
TOTAL PERVIOUS AREA	4580 S.F. 59% OK

PROJECT REVISIONS:
-ADD ON MAIN FLOOR RESTROOM TO BE ADA COMPLIANT.
-MODIFICATIONS OF SMOKE & CARBON MONOXIDE DETECTORS AS LISTED BELOW.
-ADDITIONAL PARKING SPACES, HANDICAP PARKING STRIPING AND NEW CONCRETE RAMP/SIDEWALK.
-MISC. DOOR LOCATION & MODIFICATIONS, SEE PLAN

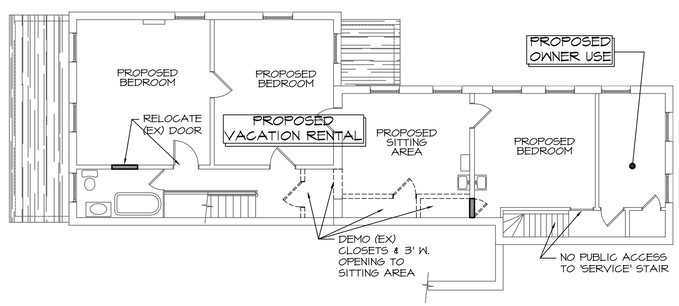
GENERAL NOTES:
1. EXISTING CONDITIONS OF VACATION RENTAL BEDROOMS TO BE 'GRANDFATHERED" IN.
2. VERIFY EXISTING SMOKE DETECTORS AND PROVIDE NEW AS REQUIRED THROUGHOUT ALL AREAS. INCLUDING NEW HARDWIRED (WITH BATTERY BACKUP) SMOKE DETECTORS WITHIN EACH BEDROOM AND ALSO WITHIN 15' OF EACH BEDROOM ENTRY DOOR.
3. PROVIDE NEW HARDWIRED (WITH BATTERY BACKUP) CARBON MONOXIDE DETECTORS WITHIN 10' OF BEDROOM ENTRY DOORS.



SITE & MAIN FLOOR PLAN

MAIN FLOOR - 1345 S.F (TOTAL GROSS)
LOT SIZE - 4750 S.F (0.17 ACRES)

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN

UPPER FLOOR - 1345 S.F (TOTAL GROSS)
LOT SIZE - 4750 S.F (0.17 ACRES)

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

THIS IS A REDUCED DOCUMENT AND IS NOT TO SCALE

Straka Johnson Architects, P.C.
3555 Digital Drive
Dubuque, Iowa 52003
Phone (563) 556 - 0857
Fax (563) 556 - 0867

The use of these drawings shall be restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use unless with the express written consent by agreement with the architect.

Reproduction, publication or re-use of these drawings by any method in whole or in part, is prohibited.

Title to these drawings remain with the architect without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions.

1002 PARK AVENUE
GALENA, ILLINOIS

Revision
2/21/18
ZONING REVIEW

Date
2/8/18

Drawn By
JTE

Project Number
11005

Sheet Number
—
1 of 1

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION

Drawing Name: F:\PROJECTS\18\18005 - Williams, Ann 1002 Park Ave\18005 Plans.dwg Last Modified: Feb 21, 2018 - 10:38am Plotted on: Feb 21, 2018 - 10:39am by jevangelista

MEMORANDUM

TO: Mayor Renner, City Council & City Administrator

FROM: Matt Oldenburg, Zoning Administrator MATT

DATE: February 21, 2018

RE: Cal. No. 18A-02 & 18SUB-01, Applicant & Owner: DSW Investments, LLC, 544 West Menzemer Road, Elizabeth, IL 61028. Location: Cobblestone Crossing, Part of the West ½ of Section 12, Township 28 North, Range 1 West, Galena, Jo Daviess County, Illinois. Common Address: Cobblestone Boulevard. Request for rezoning to Medium Density Residential from Limited Agriculture; vacation and re-plat of part of the Cobblestone Crossing Subdivision, concurrent with annexation request.

Summary:

The Cobblestone Crossing Subdivision was accepted by the City in October 2004 and consisted of a three-phase development that was governed by an annexation agreement. The development also included an outlot for future development which contained the retention pond area; this outlot remained in the County jurisdiction and was not annexed with the main body of the subdivision. The phased approach to the development, per the annexation agreement, allows the developer to develop the infrastructure sequentially upon completion of a previous phase; albeit, the water and sewer have been installed throughout the first three phases.

Subsequently, Country View Court was developed and a homeowner's association was established for that cul-de-sac. DSW Investments, LLC later acquired the development and the HOA took over responsibility for their cul-de-sac. The developer began further development of duplex units in Block 3 and Block 6 and also purchased approximately 18 acres from the East portion of the Palace Campground property.

Recently, DSW Investments has sold property to the North of Cobblestone to another developer, including a portion of Outlot 1 (indicated on the attached plats / plans). DSW Investments also wishes to sell 7.5 acres to the new developer so that they may continue farming that space as it currently is used for crops. Additionally, the new developer purchased a significant portion of Scenic Meadows from DSW Investments, which is separated from the 7.5 acre lot by a driveway that serves the Winslow property. Due to this lack of contiguity, the 7.5 acre lot is unable to be exchanged by the property owners, causing a full subdivision process to create the lots.

The process involves vacating parts of the original Cobblestone Crossing plat; re-platting newly configured lots in Blocks 2-6; annexing part of Outlot 1 (including the retention pond) and the 18 acres from the Palace Campground into the City Limits by a subsequent action with the City Council and appending it to the original subdivision; and finally rezoning the annexed property from Limited Agriculture (default annexed land zoning district) to Medium Density Residential to match the density of the rest of the subdivision.

The ZBA shall conduct the public hearing on the rezoning and re-subdivision and make recommendation to the City Council for final action.

The Staff has reviewed the proposed plat and plan and recommends approval as the criteria for preliminary / final plan & plat are met, including a Natural Resource Study from the Soil & Water Conservation District for the newly annexed land. The construction standards for infrastructure will follow the same design as the original subdivision, which meet current standards for development.

At their meeting on February 14, 2018, the Zoning Board of Appeals voted to send a positive recommendation to the City Council to rezone the proposed annexed land from Limited Agriculture to Medium Density Residential district and to approve the vacation and re-plat of part of Cobblestone Crossing Subdivision.

Approval Criteria & Recommendation for Map Amendment:

In order to maintain internal consistency within this code and on the zoning map, proposed amendments to the text and zoning map must be consistent with the purposes stated herein.

In determining whether the proposed amendment shall be approved, the following factors shall be considered:

(1) Whether the existing text or zoning designation was in error at the time of adoption;

(2) Whether there has been a change of character in the area or throughout the city due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.;

(3) Whether the proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district or whether there may be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new zone may generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances;

(4) Whether 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;

(5) Whether adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone;

(6) Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; or

(7) Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning.

The Zoning Administrator and Zoning Board of Appeals shall make recommendations and the City Council shall take final action.

(1) When the Zoning Board of Appeals or City Council deems it necessary or expedient, additional property in the zoning district may be considered for a zoning change provided that this additional property is also addressed in the public hearing notice, in accordance with § 154.919(F).

(2) In the event of a written protest against a proposed amendment signed and acknowledged by the owners of 20% of the frontage proposed to be altered or by the owners of 20% of the frontage immediately adjoining or across the alley or rear line therefrom or by the owners of 20% of the frontage directly opposite the frontage proposed to be altered as to such regulations or zoning district and field with the City Clerk, such amendment shall not be passed except by the favorable vote of two-thirds of all of the selected members of the City Council.

Resolution No. _____

ZONING BOARD OF APPEALS

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

REGARDING

CALENDAR NUMBER: Cal. No. 18A-02 & 18SUB-01

APPLICATION BY: DSW Investments, LLC, 544 W. Menzemer Road, Elizabeth, IL 61028

FOR: Request for Rezoning from Limited Agriculture to Medium Density Residential; vacation and re-plat of part of the Cobblestone Crossing Subdivision

PROCEDURES

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on February 14, 2018. The hearing was advertised in an edition of the Galena Gazette, in a quarter-page sized ad, that was available to the general public between 15 and 30 days prior to the hearing. 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 Cobblestone Crossing Subdivision was accepted by the City in October 2004 and consisted of a three-phase development that was governed by an annexation agreement. The development also included an outlot for future development which contained the retention pond area; this outlot remained in the County jurisdiction and was not annexed with the main body of the subdivision. The phased approach to the development, per the annexation agreement, allows the developer to develop the infrastructure sequentially upon completion of a previous phase; albeit, the water and sewer have been installed throughout the first three phases.

Subsequently, Country View Court was developed and a homeowner's association was established for that cul-de-sac. DSW Investments, LLC later acquired the development and the HOA took over responsibility for their cul-de-sac. The developer began further development of duplex units in Block 3 and Block 6 and also purchased approximately 18 acres from the East portion of the Palace Campground property.

Recently, DSW Investments has sold property to the North of Cobblestone to another developer, including a portion of Outlot 1 (indicated on the attached plats / plans). DSW Investments also wishes to sell 7.5 acres to the new developer so that they may continue farming that space as it currently is used for crops. Additionally, the new developer purchased a significant portion of

Scenic Meadows from DSW Investments, which is separated from the 7.5 acre lot by a driveway that serves the Winslow property. Due to this lack of contiguity, the 7.5 acre lot is unable to be exchanged by the property owners, causing a full subdivision process to create the lots.

The process involves vacating parts of the original Cobblestone Crossing plat; re-platting newly configured lots in Blocks 2-6; annexing part of Outlot 1 (including the retention pond) and the 18 acres from the Palace Campground into the City Limits by a subsequent action with the City Council and appending it to the original subdivision; and finally rezoning the annexed property from Limited Agriculture (default annexed land zoning district) to Medium Density Residential to match the density of the rest of the subdivision.

The ZBA shall conduct the public hearing on the rezoning and re-subdivision and make recommendation to the City Council for final action.

The Staff has reviewed the proposed plat and plan and recommends approval as the criteria for preliminary / final plan & plat are met, including a Natural Resource Study from the Soil & Water Conservation District for the newly annexed land. The construction standards for infrastructure will follow the same design as the original subdivision, which meet current standards for development.

At their meeting on February 14, 2018, the Zoning Board of Appeals voted to send a positive recommendation to the City Council to rezone the proposed annexed land from Limited Agriculture to Medium Density Residential district and to approve the vacation and re-plat of part of Cobblestone Crossing Subdivision.

Testimony Presented on Behalf of the Applicant:

- **Steve Schmidt, MSA, 210 S Dodge Street, Galena** said that he is the consultant for DSW Investments and the applicant has been pushing to get Cobblestone going again for a couple of years now. Due to the previous owner not annexing part of the subdivision and recently new property being acquired, they are trying to work in two jurisdictions. They wish to be under one jurisdiction to streamline the whole subdivision. They are not requesting to change densities or do anything different from the original subdivision plan; but they wish to add the new land and include everything under one clean plan. If the rezoning and subdivision are approved, they will annex the new land and the pond area into the City.

Baranski asked if the whole thing is on City sewer and water.

Schmidt answered yes, that it is. The proposed addition, along with the reduced density will be less than the original projected capacity for the subdivision. The impact on the utilities should be positive.

Nybo asked if the pond will remain the same.

Schmidt stated that the pond has already been made bigger than the original, so storm water capacity is there.

Baranski asked if the follow-on phases are duplexes and single family?

Schmidt stated yes. The Southern-most lot will be sold and continue as Ag. Overall, it hasn't changed much from the first plat, it's mostly the addition of the new land.

No one else spoke in favor or against the proposal.

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(B)(3) provides a definition and description of the Medium Density Residential District.
- Article 2, Table 154.203.1 lists the Bulk Standards for Residential Structures.
- Article 2, Table 154.207.1 lists the Density Standards for Residential uses.
- Article 4, Table 154.403.1 lists the land uses permitted by right or by special uses for each zoning district.
- 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.

DETERMINATION

Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by DSW Investment to rezone the new land from Limited Agriculture to Medium Density Residential and to approve the updated plat & plan should be approved for the following reasons:

Zoning Map Amendment - In determining whether the proposed zoning map amendment shall be approved, the following factors shall be considered:

1. Whether the existing text or zoning designation was in error at the time of adoption; *N/A.*

2. Whether there has been a change of character in the area or throughout the city due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.; *There has growth over the years in the neighborhood.*

3. Whether the proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district or whether there may be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new zone may generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting,

or other nuisances; *Rezoning to Medium Density Residential is compatible with the existing neighborhood.*

4. Whether 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; *This proposal is consistent with the Comprehensive Plan, especially as it supports housing stock.*

5. Whether adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone; *The proposal has demonstrated that adequate public facilities are available with this request.*

6. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; or *There is an adequate supply of land available for this request.*

7. Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning. *The housing stock will be increased.*

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 DSW Investments to rezone the new land from Limited Agriculture to Medium Density Residential and to approve the updated plat & plan should be approved.

PASSED AND APPROVED this 14th day of February, A.D. 2018, by the Galena Zoning Board of Appeals by a vote of 5 ayes, 0 nays, 2 absent, 0 abstain, 0 recused.

_____

Bill Nybo, Acting Chairperson

VACATION / PRELIMINARY / FINAL PLAT COBBLESTONE CROSSING PLAT 2

A PLAT VACATING THAT PART OF BLOCKS 2-6 AND OUTLOT 1 OF COBBLESTONE CROSSING AT GALENA AS SHOWN HEREON AND AS ORIGINALLY RECORDED IN THE JO DAVIESS COUNTY RECORDER'S OFFICE AS DOCUMENT 315483 IN PLAN HOLD 'D' AT NUMBER 317 AND RE-PLATTING THE SAME WITH ADDITIONAL PROPERTY AS COBBLESTONE CROSSING PLAT 2

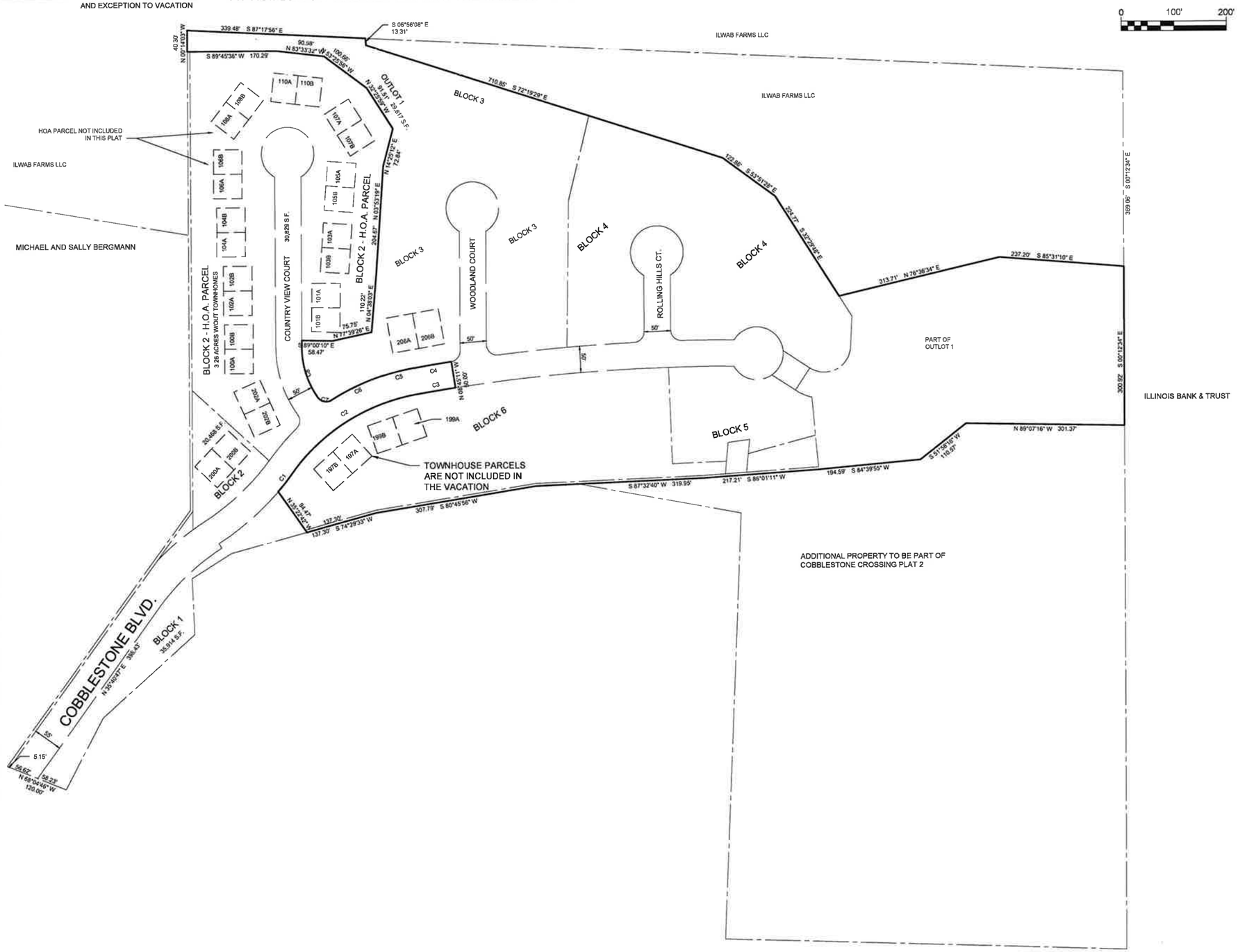
LEGEND

- VACATION BOUNDARY
- RIGHT OF WAY
- EXISTING TOWNHOUSE PARCEL AND EXCEPTION TO VACATION

CURVES ON SUBDIVISION BOUNDARY.

Curve Table

Curve #	Arc Length	Radius	Chord Length	Chord Bearing
C1	51.42	520.61	51.40	N38° 00' 09"E
C2	281.84	375.00	275.26	N58° 28' 22"E
C3	71.37	3289.37	71.37	N80° 37' 32"E
C4	72.45	3339.37	72.45	S80° 37' 32"W
C5	61.84	425.00	61.79	S75° 50' 07"W
C6	105.19	425.00	104.92	S64° 34' 35"W
C7	30.59	20.00	27.69	N78° 42' 08"W
C8	100.19	165.63	98.67	N17° 33' 41"W



DESCRIPTION OF THAT PART OF COBBLESTONE CROSSING AT GALENA TO BE VACATED

Beginning at the northwest corner of Block 6 of Cobblestone Crossing at Galena as filed for record on October 21, 2004 as document 315483; thence northeasterly 51.42 feet along the north line of said Block 6, being a circular curve to the left having a radius of 520.61 feet and a chord of 51.40 feet that bears North 38 degrees 00 minutes 09 seconds East; thence northeasterly 281.84 feet along said north line of Block 6, being a circular curve to the right having a radius of 375.00 feet and a chord of 275.26 feet that bears North 58 degrees 28 minutes 22 seconds East; thence northeasterly 71.37 feet along said north line of Block 6, being a circular curve to the right having a radius of 3289.37 feet and a chord of 71.37 feet that bears North 80 degrees 37 minutes 32 seconds East; thence North 8 degrees 45 minutes 11 seconds West 50.00 feet to the northerly right of way (ROW) line of Cobblestone Boulevard; thence southwesterly 72.45 feet along said ROW line, being a circular curve to the left having a radius of 3339.37 feet and a chord of 72.45 feet that bears South 80 degrees 37 minutes 32 seconds West; thence southwesterly 167.03 feet along said ROW, being a circular curve to the left having a radius of 425.00 feet and a chord of 165.96 feet that bears South 68 degrees 44 minutes 42 seconds West; thence westerly 30.59 feet along said north ROW and also the easterly ROW line of Country View Court, being a circular curve to the right having a radius of 20.00 feet and a chord of 27.69 feet that bears North 78 degrees 42 minutes 08 seconds West; thence northwesterly 100.19 feet along said ROW, being a circular curve to the right having a radius of 165.63 feet and a chord of 98.67 feet that bears North 17 degrees 33 minutes 41 seconds West; thence South 89 degrees 00 minutes 10 seconds East 58.47 feet; thence North 77 degrees 39 minutes 26 seconds East 75.75 feet; thence North 4 degrees 38 minutes 03 seconds East 110.22 feet; thence North 3 degrees 53 minutes 19 seconds East 204.67 feet; thence North 14 degrees 25 minutes 12 seconds East 72.84 feet; thence North 32 degrees 25 minutes 59 seconds West 91.51 feet; thence North 53 degrees 25 minutes 56 seconds West 100.66 feet; thence North 83 degrees 33 minutes 32 seconds West 90.98 feet; thence South 89 degrees 45 minutes 36 seconds West 170.29 feet to the west line of said Cobblestone Crossing at Galena Subdivision; thence North 00 degrees 14 minutes 03 seconds West 40.30 feet to the northwest corner of said Cobblestone Crossing; thence South 87 degrees17 minutes 56 seconds East 339.48 feet along the north line of said Cobblestone Crossing; thence South 6 degrees 56 minutes 08 seconds East 13.31 feet; thence South 72 degrees 19 minutes 29 seconds East 710.85 feet along the northerly lines of Block 3 and 4 of said Cobblestone Crossing; thence South 53 degrees 51 minutes 28 seconds East 122.86 feet along said northerly line of Block 4; thence South 32 degrees 29 minutes 48 seconds East 224.77 feet along the northeasterly line of said Block 4; thence North 76 degrees 36 minutes 34 seconds East 313.71 feet; thence South 85 degrees 31 minutes 10 seconds East 237.20 feet to the east line of said Cobblestone Crossing; thence South 00 degrees 12 minutes 34 seconds East 300.92 feet; thence North 89 degrees 07 minutes 16 seconds West 301.37 feet along the south line of Cobblestone Crossing; thence South 51 degrees 58 minutes 16 seconds West 110.57 feet along said south line; thence South 84 degrees 39 minutes 55 seconds West 194.59 feet along said south line; thence South 86 degrees 01 minutes 11 seconds West 217.21 feet along said south line; thence South 87 degrees 32 minutes 40 seconds West 319.95 feet along said south line; thence South 80 degrees 45 minutes 56 seconds West 307.79 feet along said south line; thence South 74 degrees 29 minutes 33 seconds West 137.30 feet to the southwest corner of Block 6 of Cobblestone Crossing; thence North 35 degrees 22 minutes 42 seconds West 94.47 feet to the Point of Beginning, all situated in Jo Daviess County, Illinois; AND EXCEPTING THEREFROM Townhouse Parcels 197A, 197B, 199A, 199b, 206A, and 206B, yielding a net area of 18.16 acres included in the vacation.

PROJECT NO.: PROJECT NO	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	DRAWN BY: INIT	-	-	-	-
F.B. :	CHECKED BY: INIT	-	-	-	-
-	-	-	-	-	-

PLOT DATE: 2/8/18, P:\6500s\6580s\6584\06584004\CADD\Survey\Drawings\Plat\06584004 Vacation Plat.dwg

MSA PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
400 Ice Harbor Drive Dubuque, IA 52001
563-582-3973 1-888-869-1214 Fax: 563-582-4020
Web Address: www.msa-ps.com
© MSA Professional Services, Inc.

COBBLESTONE CROSSING PLAT 2
DSW INVESTMENTS, INC
GALENA, JO DAVIESS COUNTY, IL

VACATION AREA

FILE NO 06584004

SHEET 1 OF 4

VACATION / PRELIMINARY / FINAL PLAT COBBLESTONE CROSSING PLAT 2

CURVES ON SUBDIVISION BOUNDARY.

Curve Table				
Curve #	Arc Length	Radius	Chord Length	Chord Bearing
C1	51.42	520.61	51.40	N38° 00' 09"E
C2	281.84	375.00	275.26	N58° 28' 22"E
C3	71.37	3289.37	71.37	N80° 37' 32"E
C4	72.45	3339.37	72.45	S80° 37' 32"W
C5	61.84	425.00	61.79	S75° 50' 07"W
C6	105.19	425.00	104.92	S64° 34' 35"W
C7	30.59	20.00	27.69	N78° 42' 08"W
C8	100.19	165.63	98.67	N17° 33' 41"W

Curve Table				
Curve #	Arc Length	Radius	Chord Length	Chord Bearing
C9	28.44	20.00	26.10	N40° 30' 26"E
C10	87.21	50.00	76.57	S10° 15' 52"E
C11	52.36	50.00	50.00	S69° 42' 12"W
C12	122.23	50.00	93.99	N10° 15' 52"W
C13	33.85	20.00	29.95	S48° 43' 05"E
C14	131.50	3339.37	131.49	S83° 55' 28"W
C15	127.91	3339.37	127.90	S86° 08' 59"W
C16	30.54	20.00	27.66	N43° 30' 26"E
C17	80.88	50.00	72.21	S14° 00' 25"E
C18	70.99	50.00	65.17	S72° 53' 28"W
C19	36.91	50.00	36.08	N45° 17' 19"W
C20	39.86	50.00	38.63	N01° 24' 57"W
C21	33.56	50.00	32.93	N40° 32' 19"E
C22	31.76	20.00	28.53	S45° 43' 30"E
C23	101.22	3339.37	101.22	S89° 39' 04"W
C24	99.97	50.00	84.13	S88° 07' 49"W
C25	48.58	50.00	46.69	N06° 45' 26"W
C27	113.28	50.00	90.56	N85° 59' 00"E
C28	96.71	3289.37	96.70	S89° 40' 20"W
C30	32.88	20.00	29.30	S41° 43' 46"W

Curve Table				
Curve #	Arc Length	Radius	Chord Length	Chord Bearing
C31	96.40	95.00	92.31	S34° 26' 23"E
C32	26.75	95.00	26.66	S71° 34' 32"E
C33	300.99	225.00	279.05	N41° 19' 09"W
C34	46.43	50.00	44.78	N36° 23' 44"W
C35	45.17	50.00	43.65	S31° 07' 21"W
C36	201.90	175.00	190.89	N36° 02' 48"W

Curve Table				
Curve #	Arc Length	Radius	Chord Length	Chord Bearing
C37	30.50	20.00	27.63	N49° 03' 39"W
C38	228.77	242.59	220.38	N45° 35' 48"E
C39	70.39	242.59	70.14	N80° 55' 28"E

Line Table		
Line #	Length	Direction
L1	64.56	S05° 24' 19"W
L2	41.13	S81° 55' 05"W
L3	67.54	N05° 24' 19"E
L4	50.02	N03° 41' 43"W
L5	50.02	N03° 41' 43"W
L6	19.50	S79° 38' 34"E

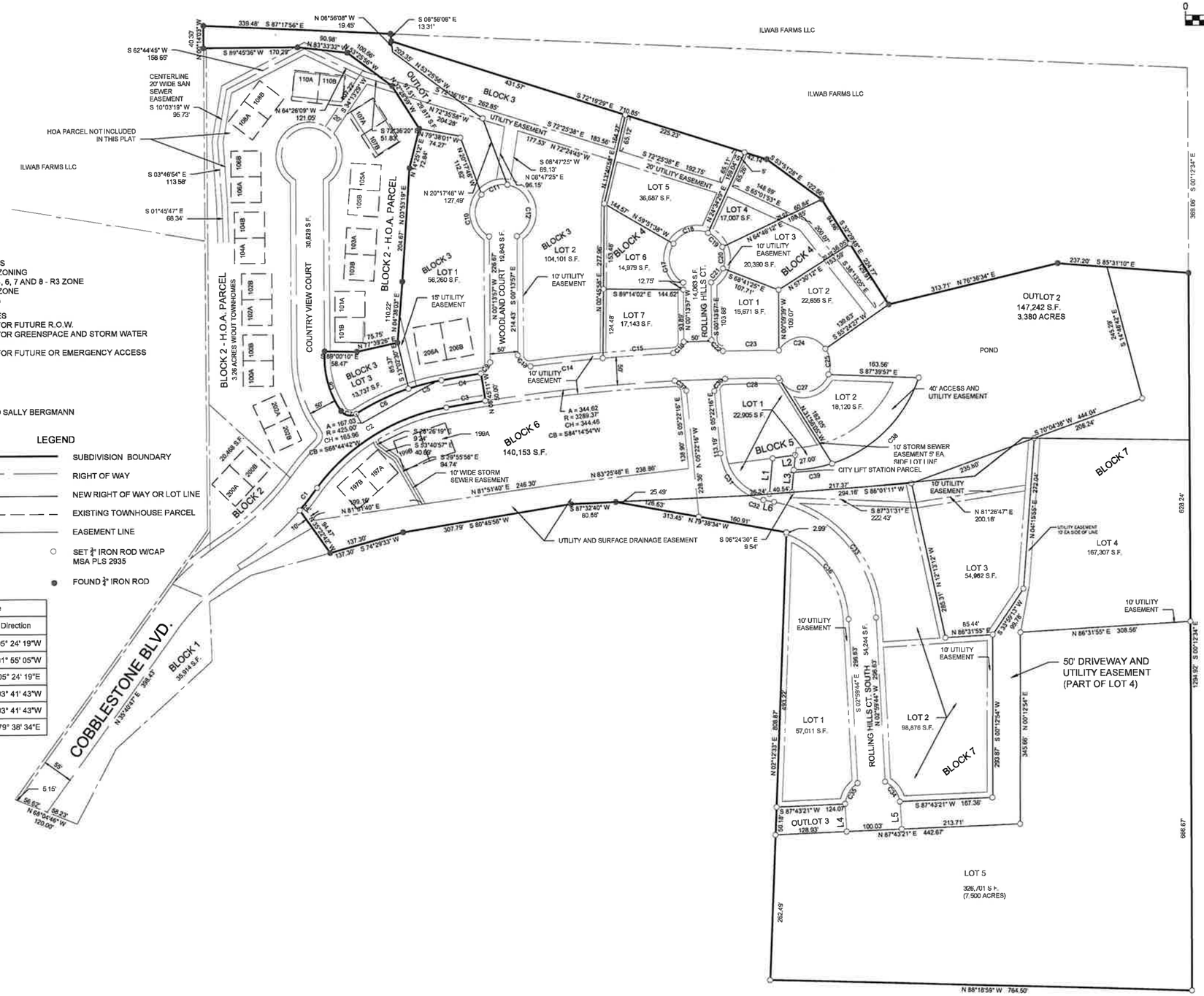
ZONING NOTES
BLOCK 1 - C1 ZONING
BLOCKS 2, 3, 4, 6, 7 AND 8 - R3 ZONE
BLOCK 6 - R4 ZONE
OUTLOTS - AG

OUTLOT NOTES
OUTLOT 1 IS FOR FUTURE R.O.W.
OUTLOT 2 IS FOR GREENSPACE AND STORM WATER FLOWAGE
OUTLOT 3 IS FOR FUTURE OR EMERGENCY ACCESS

MICHAEL AND SALLY BERGMANN

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- NEW RIGHT OF WAY OR LOT LINE
- EXISTING TOWNHOUSE PARCEL
- EASEMENT LINE
- SET ¾" IRON ROD W/CAP MSA PLS 2935
- FOUND ¾" IRON ROD



PROJECT NO.: PROJECT NO	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	DRAWN BY: INIT				
F.B.:	CHECKED BY: INIT				

PLOT DATE: 2/8/18, P:\6500s\6580s\6584\06584004\CADD\Survey\Drawings\Plat\06584004 Pre-Plat 2.dwg

MSA PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
400 Ice Harbor Drive Dubuque, IA 52001
563-582-3973 1-888-869-1214 Fax: 563-582-4020
Web Address: www.msa-ps.com
© MSA Professional Services, Inc

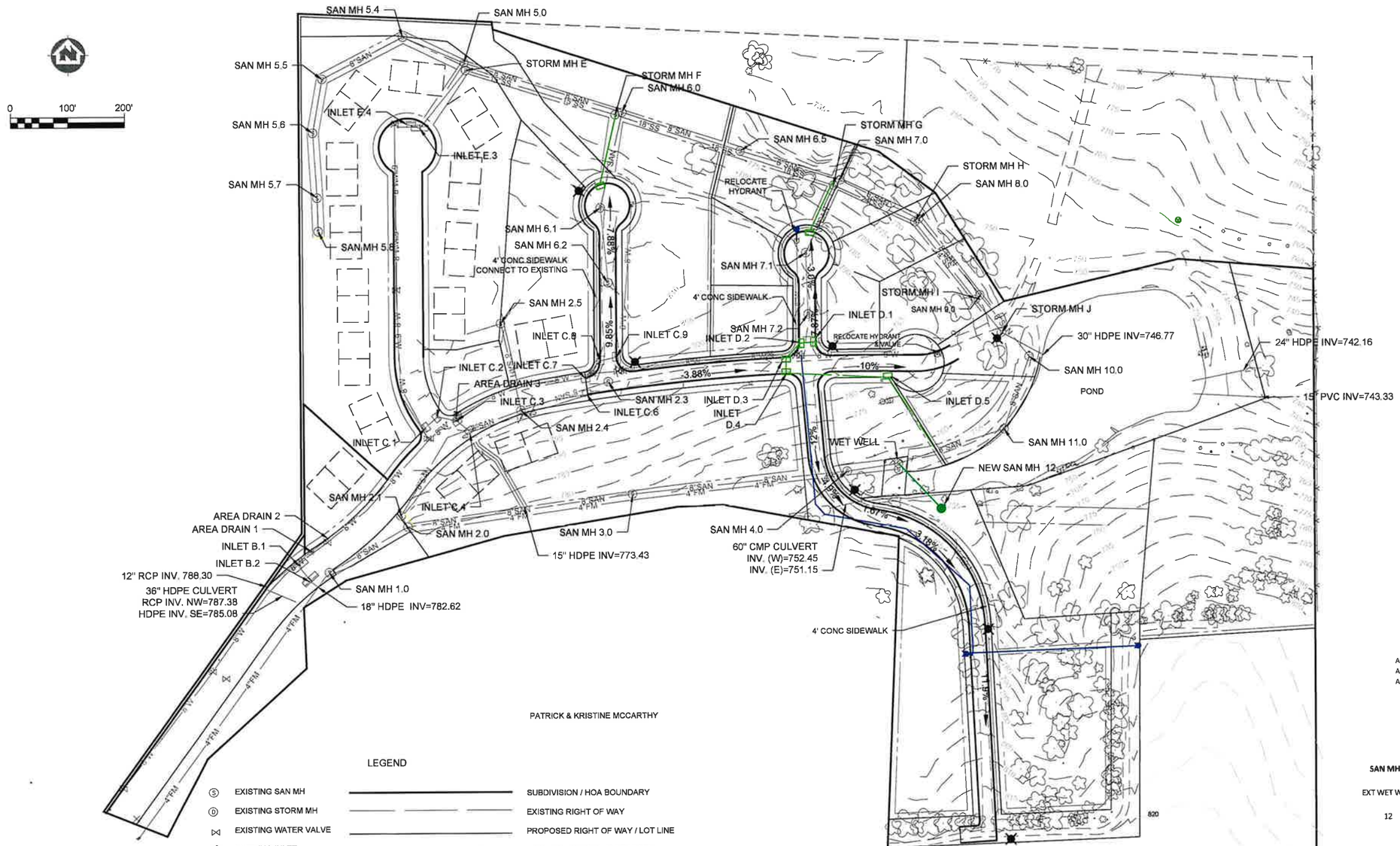
COBBLESTONE CROSSING PLAT 2
DSW INVESTMENTS, INC
GALENA, JO DAVIESS COUNTY, IL

LOT DIMENSIONS AND AREAS

FILE NO 06584004

SHEET 2 OF 4

PRELIMINARY PLAT / SITE PLAN - COBBLESTONE CROSSING PLAT 2 - PROPOSED IMPROVEMENTS



LEGEND

EXISTING SAN MH	SUBDIVISION / HOA BOUNDARY
EXISTING STORM MH	EXISTING RIGHT OF WAY
EXISTING WATER VALVE	PROPOSED RIGHT OF WAY / LOT LINE
EXISTING INLET	EXISTING TOWNHOUSE PARCEL
EXISTING TREE	PROPOSED SIDEWALK
PROPOSED HYDRANT AND VALVE	PROPOSED WATER MAIN
PROPOSED STREET LIGHT	PROPOSED SANITARY SEWER
PROPOSED SAN MH	PROPOSED STORM SEWER
PROPOSED INLET	EXISTING WATER MAIN
	EXISTING FORCE MAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EASEMENT
	EXISTING CONTOUR

EXISTING SANITARY MANHOLE DATA

SAN MH #	RIM	PIPE 1 INV.	PIPE 2 INV.	PIPE 3 INV.
WET WELL	756.13	8" PVC (SW)=746.13	8" PVC (NE)=746.18	
1	789.04	8" PVC (NE)=779.86		
2	782.8	8" PVC (SW)=774.00	8" PVC (NE)=774.00	8" PVC (NW)=774.00
2.1	778.01	8" PVC (SE)=778.39	8" PVC (NE)=778.49	
2.3	801.55	8" PVC (SW)=794.06		
2.4	804.82	8" PVC (SW)=793.38	8" PVC (NE)=793.45	8" PVC (NW)=795.34
2.5	818.15	8" PVC (SE)=808.60	8" PVC (SW)=808.80	
3	774.57	8" PVC (SW)=767.76	8" PVC (NE)=767.60	
4	758.54	8" PVC (SW)=751.95	8" PVC (NE)=751.91	
5	786.58	8" PVC (NW)=782.10	8" PVC (SE)=778.23	8" PVC (SW)=780.03
5.4	788.06	8" PVC (SE)=782.82	8" PVC (SW)=782.90	
5.5	789.3	8" PVC (NE)=784.14	8" PVC (SW)=784.16	
5.6	797.7	8" PVC (NE)=786.20	8" PVC (S)=786.56	
5.7	813.6	8" PVC (N)=808.46	8" PVC (S)=808.43	
5.8	816.2	8" PVC (N)=811.07		
6	775.69	8" PVC (SE)=768.15	8" PVC (NW)=768.21	8" PVC (SW)=768.22
6.1	805.23	8" PVC (NE)=798.95	8" PVC (SW)=799.01	
6.2	810.97	8" PVC (NE)=806.79		
6.5	772.87	8" PVC (SE)=765.16	8" PVC (NW)=765.26	
7	770.53	8" PVC (SE)=764.35	8" PVC (NW)=764.61	8" PVC (SW)=764.41
7.1	793.85	8" PVC (NE)=786.62	8" PVC (S)=786.79	
7.2	793.98	8" PVC (N)=788.14		
8	764.99	8" PVC (SE)=759.54	8" PVC (NW)=759.49	
9	764.18	8" PVC (SE)=758.79	8" PVC (NW)=758.76	
10	752.49	8" PVC (SW)=746.83	8" PVC (NW)=746.91	
11	752.04	8" PVC (NE)=746.01	8"PVC (SW)=746.01	

EXISTING STORM MANHOLE DATA

STRUC. #	RIM	PIPE 1 INV.	PIPE 2 INV.	PIPE 3 INV.
B.1	789.78	15" HDPE (SE)=787.45		
B.2	789.71	18" HDPE (SE)=785.43	15" HDPE (NW)=785.43	
C.1	805.09	12" HDPE (NE)=801.05		
C.2	805.52	12" HDPE (SE)=800.42	12" HDPE (SW)=800.42	
C.3	804.69	12" HDPE (SE)=799.71	12" HDPE (NW)=799.71	8" PVC (N)=802.69
C.4	804.79	15" HDPE (SE)=798.19	12" HDPE (NW)=798.19	12" HDPE (NE)=798.19
C.6	802.59	12" HDPE (SW)=798.95	12" HDPE (NW)=798.95	
C.7	802.56	12" HDPE (SE)=799.73	12" HDPE (NE)=799.86	
C.8	803.77	12" HDPE (SW)=800.27	12" HDPE (NE)=800.27	
C.9	803.55	12" HDPE (SW)=800.33		
E	789.82	15" HDPE (SE)=784.62	12" HDPE (SW)=784.62	
E.3	807.04	12" HDPE (NE)=803.69	12" HDPE (NW)=803.69	
E.4	807.12	12" HDPE (SE)=804.07		
F	777.14	18" HDPE (SE)=772.35	15" HDPE (NW)=772.35	12" HDPE (SW)=772.35
G	773.31	24" HDPE (SE)=768.51	18" HDPE (NW)=768.51	12" HDPE (SW)=768.51
H	767.03	24" HDPE (SE)=762.08	24" HDPE (NW)=762.08	
I	765.66	24" HDPE (SE)=759.81	24" HDPE (NW)=759.91	
J	760.12	30" HDPE (SE)=755.82	24" HDPE (NW)=755.82	
AREA DRAIN 1	790.37	12" HDPE (SW)=789.17	12" HDPE (NE)=789.17	
AREA DRAIN 2	790.61	12" HDPE (SW)=789.41	12" HDPE (NE)=789.41	
AREA DRAIN 3	804.31	8" PVC (S)=803.16		

PROPOSED SANITARY STRUCTURES

SAN MH #	RIM	PIPE 1 INV.	PIPE 2 INV.	PIPE 3 INV.
		SOUTH SYSTEM		
EXT WET WELL	756.13	8" PVC (SW)= 746.13 70 LF @ 1.00%	8" PVC (NE)=746.18	**8" PVC (SE) = 746.0**
12	756.5	8" PVC (NW) = 746.70	8" PVC (E) = 746.80	8" PVE (S) = 746.80

PROPOSED STORM STRUCTURES

STRUC. #	RIM	PIPE INV.
D.1	789.71	786.21 25' of 12" SS @ 1.92%
D.2	791.20	785.63 32' OF 12" S.S. @ 1.88%
D.3	789.64	784.93 25' OF 123" S.S. @ 1.92%
D.4	789.64	784.35 175' OF 12" S.S. @ 3.43%
D.5	782.75	778.25 180' OF 15" S.S @ 14%
OUTLET		753

PROJECT NO.:	06584004	SCALE: 1"= 100'	NO.	DATE	REVISION	BY
PROJECT DATE:	11-16-2015	DRAWN BY: SJS	-	-	-	-
F.B.:	-	CHECKED BY: INIT	-	-	-	-
			-	-	-	-
PLOT DATE: 2/8/18, P:\6500s\6580s\65840\06584004\CADD\Survey\Drawings\Plat\06584004 Pre-Plat 2 Nick.dwg						

MSA PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
400 Ice Harbor Drive Dubuque, IA 52001
563-582-3973 1-888-869-1214 Fax: 563-582-4020
Web Address: www.msa-ps.com
© MSA Professional Services, Inc

COBBLESTONE CROSSING PLAT 2
DSW INVESTMENTS
GALENA, JO DAVIESS COUNTY, IL

EXISTING AND PROPOSED IMPROVEMENTS

FILE NO 06584004

SHEET 3 OF 4

SURVEYOR'S REPORT

I, Steven J. Schmidt, Illinois Professional Land Surveyor Number 2935 and Land Surveyor for MSA Professional Services, Inc., do hereby state that at the request of and for the exclusive benefit of DSW Investments, LLC, I have made a boundary survey on the ground to the normal standard of care of Professional Land Surveyors practicing in Jo Daviess County, Illinois of parts of the Southwest Quarter of Section 12, Township 28 North, Range 1 West of the Fourth Principal Meridian, Jo Daviess County, Illinois, more particularly described as follows:

Beginning at the northwest corner of Block 6 of Cobblestone Crossing at Galena as filed for record on October 21, 2004 as document 315483; thence northeasterly 51.42 feet along the north line of said Block 6, being a circular curve to the left having a radius of 520.61 feet and a chord of 51.40 feet that bears North 38 degrees 00 minutes 09 seconds East; thence northeasterly 281.84 feet along said north line of Block 6, being a circular curve to the right having a radius of 375.00 feet and a chord of 275.26 feet that bears North 58 degrees 28 minutes 22 seconds East; thence northeasterly 71.37 feet along said north line of Block 6, being a circular curve to the right having a radius of 3289.37 feet and a chord of 71.37 feet that bears North 80 degrees 37 minutes 32 seconds East; thence North 8 degrees 45 minutes 11 seconds West 50.00 feet to the northerly right of way (ROW) line of Cobblestone Boulevard; thence southwesterly 72.45 feet along said ROW line, being a circular curve to the left having a radius of 3339.37 feet and a chord of 72.45 feet that bears South 80 degrees 37 minutes 32 seconds West; thence southwesterly 167.03 feet along said ROW, being a circular curve to the left having a radius of 425.00 feet and a chord of 165.96 feet that bears South 68 degrees 44 minutes 42 seconds West; thence westerly 30.59 feet along said north ROW and also the easterly ROW line of Country View Court, being a circular curve to the right having a radius of 20.00 feet and a chord of 27.69 feet that bears North 78 degrees 42 minutes 08 seconds West; thence northwesterly 100.19 feet along said ROW, being a circular curve to the right having a radius of 165.63 feet and a chord of 98.67 feet that bears North 17 degrees 33 minutes 41 seconds West; thence South 89 degrees 00 minutes 10 seconds East 58.47 feet; thence North 77 degrees 39 minutes 26 seconds East 75.75 feet; thence North 4 degrees 38 minutes 03 seconds East 110.22 feet; thence North 3 degrees 53 minutes 19 seconds East 204.67 feet; thence North 14 degrees 25 minutes 12 seconds East 72.84 feet; thence North 32 degrees 25 minutes 59 seconds West 91.51 feet; thence North 53 degrees 25 minutes 56 seconds West 100.66 feet; thence North 83 degrees 33 minutes 32 seconds West 90.98 feet; thence South 89 degrees 45 minutes 36 seconds West 170.29 feet to the west line of said Cobblestone Crossing at Galena Subdivision; thence North 00 degrees 14 minutes 03 seconds West 40.30 feet to the northwest corner of said Cobblestone Crossing; thence South 87 degrees17 minutes 56 seconds East 339.48 feet along the north line of said Cobblestone Crossing; thence South 6 degrees 56 minutes 08 seconds East 13.31 feet; thence South 72 degrees 19 minutes 29 seconds East 710.85 feet along the northerly lines of Block 3 and 4 of said Cobblestone Crossing; thence South 53 degrees 51 minutes 28 seconds East 122.86 feet along said northerly line of Block 4; thence South 32 degrees 29 minutes 48 seconds East 224.77 feet along the northeasterly line of said Block 4; thence North 76 degrees 36 minutes 34 seconds East 313.71 feet; thence South 85 degrees 31 minutes 10 seconds East 237.20 feet to the east line of said Cobblestone Crossing; thence South 00 degrees 12 minutes 34 seconds East 1294.92 feet; thence North 88 degrees 18 minutes 59 seconds West 764.50 feet; thence North 2 degrees 12 minutes 33 seconds East 808.87 feet; thence North 79 degrees 38 minutes 34 seconds West 313.45 feet to the south line of said Block 6 of Cobblestone Crossing; thence South 87 degrees 32 minutes 40 seconds West 80.88 feet along said south line of Block 6; thence South 80 degrees 45 minutes 56 seconds West 307.79 feet along said south line of Block 6; thence South 74 degrees 29 minutes 33 seconds West 137.30 feet to the southwest corner of said Block 6; thence North 35 degrees 22 minutes 42 seconds West 94.47 feet to the Point of Beginning, containing 34.952 acres, more or less, all situated in Jo Daviess County, Illinois.

Dates of field work: July, 2017.

I further state that according to FEMA flood insurance rate maps number 17085C0240C and 17085C0250C, effective 9-17-2010, Lot 1 is wholly within Zone X, areas outside the 0.2%annual chance floodplain.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

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.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

The basis for the directions shown hereon is Illinois State Plane Coordinate System, west zone, NAD83.

SIGNED AND SEALED THIS DAY OF , 2017.

STEVEN J. SCHMIDT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2935
DATE OF LICENSE EXPIRATION: NOV. 30, 2018

KNOW ALL MEN BY THESE PRESENTS THAT DSW INVESTMENTS L.L.C. IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED IN THE ACCOMPANYING PLAT VACATING AND REPLATTING PARTS OF COBBLESTONE CROSSING AS SHOWN ON SHEET 1, AND REPLATTING THE SAME WITH ADDITIONAL PROPERTY AS SHOWN ON SHEETS 2 AND 3, FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED BY THE STATUTE.

IN WITNESS WHEREOF, SAID DONALD WIENEN, PRESIDENT, HAS CAUSED HIS NAME TO BE SIGNED TO THESE PRESENTS

TO THE BEST OF HIS KNOWLEDGE SAID DONALD WIENEN ALSO HEREBY CERTIFIES THAT COBBLESTONE CROSSING AT GALENA IS WHOLLY WITHIN THE GALENA SCHOOL DISTRICT #120.

THIS_____DAY OF _____ , 2018

_____
DONALD WIENEN

I, THE UNDERSIGNED, A NOTARY IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY STATE THAT DONALD WIENEN, PERSONALLY KNOWN TO ME APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AS SUCH HOLDER OF RECORD TITLE, HE EXECUTED THE ACKNOWLEDGMENTS AS OWNERS FOR THE USES AND PURPOSES HEREIN SET FORTH.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY

NOTARIAL SEAL THIS_____ DAY OF _____, 2018.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

CITY OF GALENA ACCEPTANCE CERTIFICATE:
WHEREAS, DSW INVESTMENTS LLC, OWNER OF THE LAND SHOWN ON THE ABOVE PLAT, HAS ACKNOWLEDGED THE SURVEY AND PLAT AS SHOWN, AND

WHEREAS, THE SAID LAND LIES WITHIN 1.5 MILES OF THE LIMITS OF THE CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS, AND

WHEREAS, THE OWNER HAS COMPLIED WITH THE APPLICABLE ORDINANCES OF THE CITY OF GALENA RELATING TO THE LAYOUT OF PERTINENT DIMENSIONS OF LOTS.

NOW THEREFORE, BE IT CERTIFIED BY THE CITY OF GALENA THAT THE ABOVE PLAT BE ACCEPTED AND APPROVED SUBJECT TO ALL THE IMPROVEMENTS BEING CONSTRUCTED AND USED IN ACCORDANCE WITH THE PROVISIONS AND APPLICABLE ZONING ORDINANCES OF THE CITY.

APPROVED THIS____ DAY OF _____, A.D., 2018.

_____
TERRY RENNER, MAYOR

_____
MATT OLDENBURG, CITY ZONING ADMINISTRATOR

_____
MARY BETH HYDE, CITY CLERK

I, JEAN DIMKE, COUNTY CLERK IN AND FOR JO DAVIESS COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND FOUND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED IN THE ACCOMPANYING PLAT.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF SAID COUNTY AT MY OFFICE IN GALENA, ILLINOIS

THIS_____ DAY OF _____, 2015.

_____
JEAN DIMKE, COUNTY CLERK

THIS INSTRUMENT NUMBER_____WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF JO DAVIESS COUNTY, ILLINOIS ON THE

___DAY OF_____, 2015 AT _____ O'CLOCK __ M.

_____
JEAN DIMKE, COUNTY RECORDER

EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITIES WITHIN THE ARES AS SHOWN BY DASHED LINES ON THE PLAT AND MARKED "EASEMENTS" AND/OR "TRACT" TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN CONDUITS, CABLES, POLES, AND WIRES, OVERHEAD AND UNDERGROUND, WITH ALL OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICES.

PROJECT NO.: PROJECT NO	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE	DRAWN BY: INIT	-	-	-	-
F.B. :	CHECKED BY: INIT	-	-	-	-
-	-	-	-	-	-

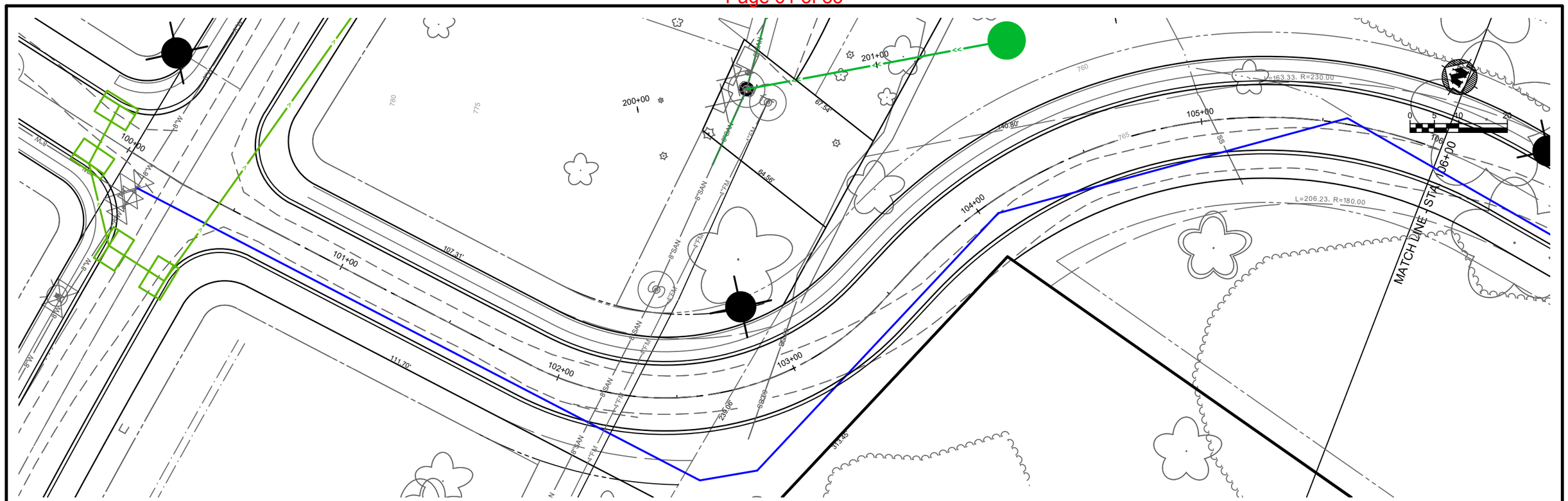
PLOT DATE: 2/8/18, P:\6500s\6580s\6584\06584004\CADD\Survey\Drawings\Plat\06584004 Pre-Plat 2 Nick.dwg

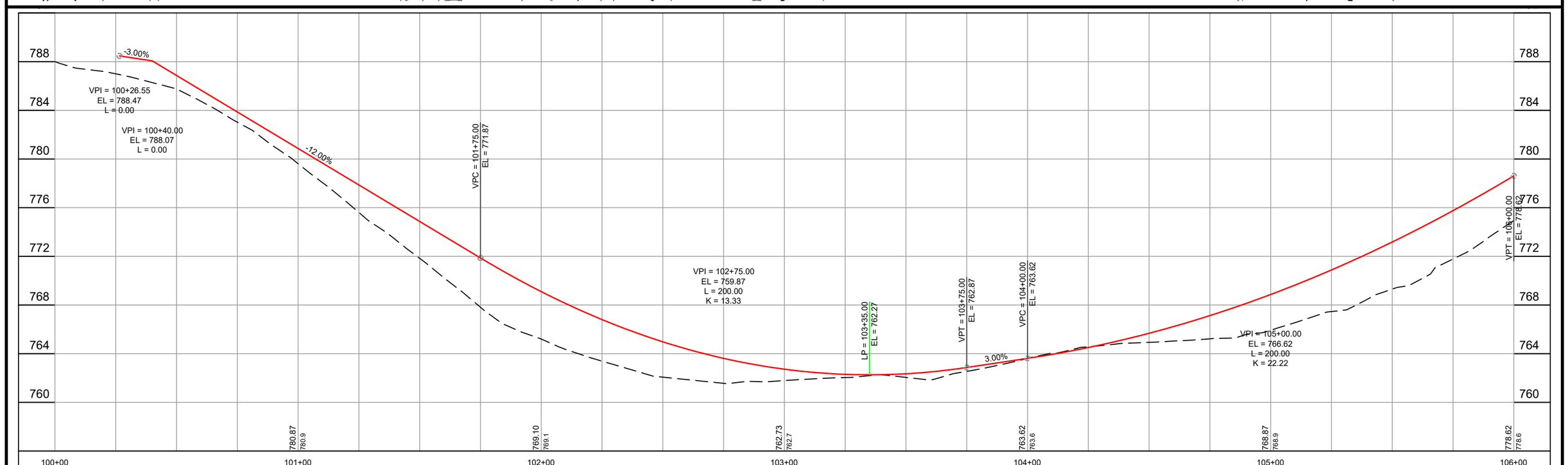
MSA PROFESSIONAL SERVICES
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
FUNDING | PLANNING | SURVEYING
400 Ice Harbor Drive Dubuque, IA 52001
(563) 582-3973 (888) 869-1214 Fax:(563) 582-4020
Web Address: www.msa-ps.com
© MSA Professional Services, Inc.

COBBLESTONE CROSSING PLAT 2
DSW INVESTMENTS, INC
GALENA, JO DAVIESS COUNTY, IL

DESCRIPTION AND SIGNATURES

FILE NO 06584004
SHEET 4 OF 4





PROJECT NO.: ----	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE: .	DRAWN BY: INIT	.	.	.	.
F.B. : .	CHECKED BY: INIT	.	.	.	.
.	.	.	.	.	.

PLOT DATE: 2/13/18, P:\6500s\6580s\6584\06584004\CADD\Construction Documents\00658004 South Road.dwg

MSA PROFESSIONAL SERVICES

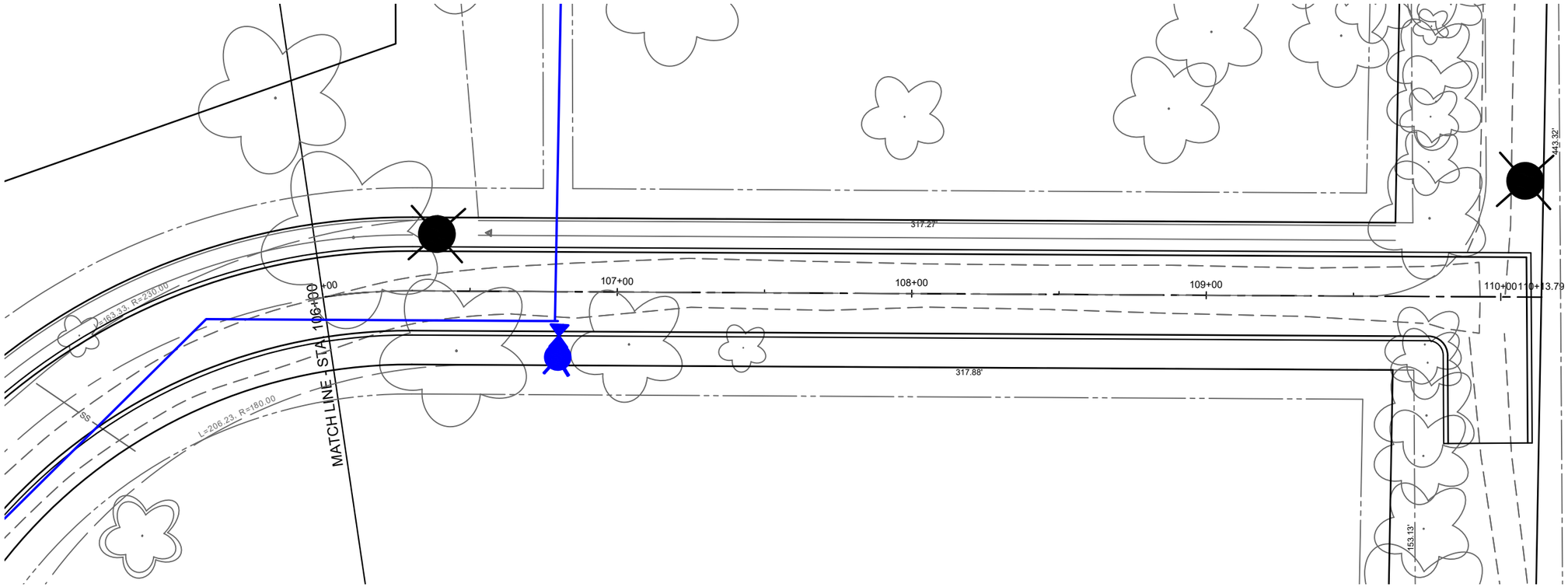
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
FUNDING | PLANNING | SURVEYING
400 Ice Harbor Drive Dubuque, IA 52001
(563) 582-3973 (888) 869-1214 Fax:(563) 582-4020
Web Address: www.msa-ps.com
© MSA Professional Services, Inc.

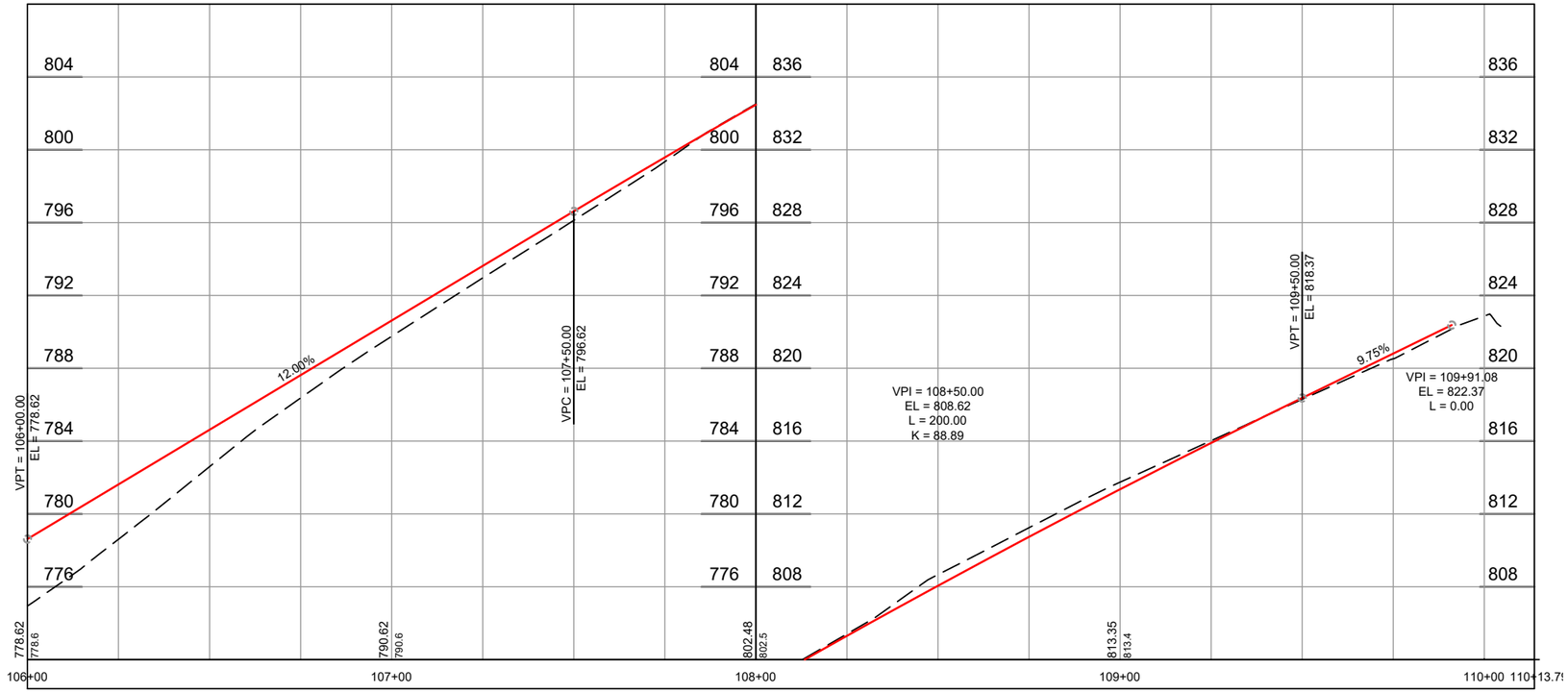
COBBLESTONE CROSSING PLAT 2
DSW INVESTMENTS, INC
GALENA, JO DAVIESS COUNTY, IL

PLAN AND PROFILE SOUTH ROLLING HILLS COURT

FILE NO. 06584004

SHEET PP1





PROJECT NO.: ----	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE: .	DRAWN BY: INIT	.	.	.	.
F.B. : .	CHECKED BY: INIT	.	.	.	.
.	.	.	.	.	.

PLOT DATE: 2/13/18, P:\6500s\6580s\6584\06584004\CADD\Construction Documents\00658004 South Road.dwg

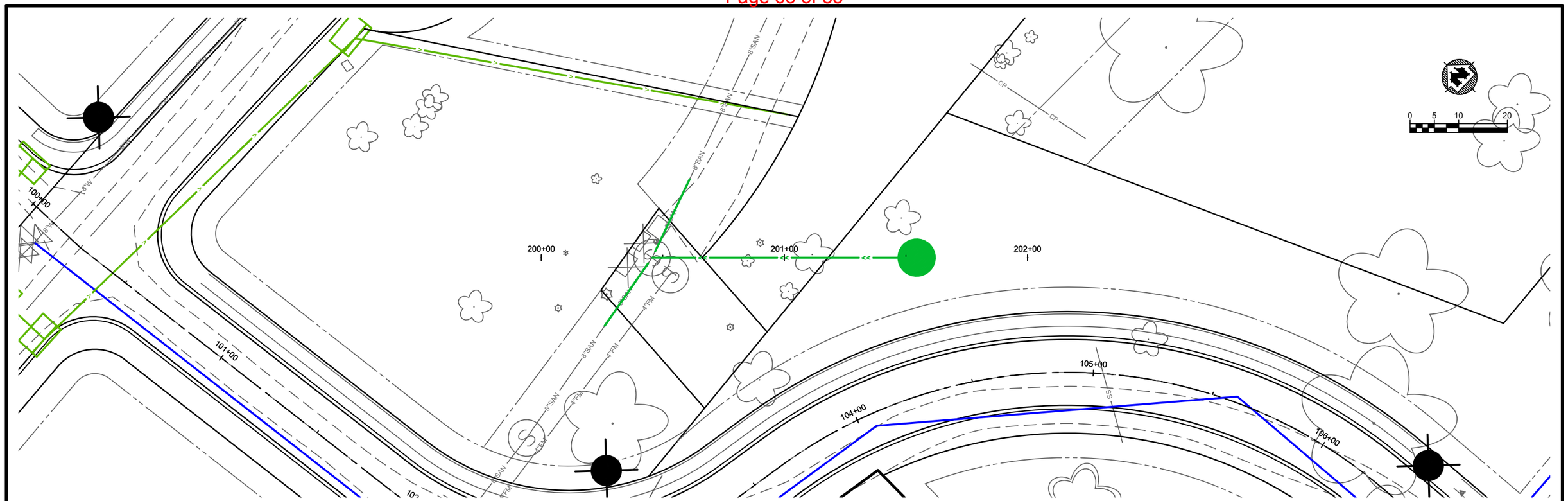
MSA PROFESSIONAL SERVICES

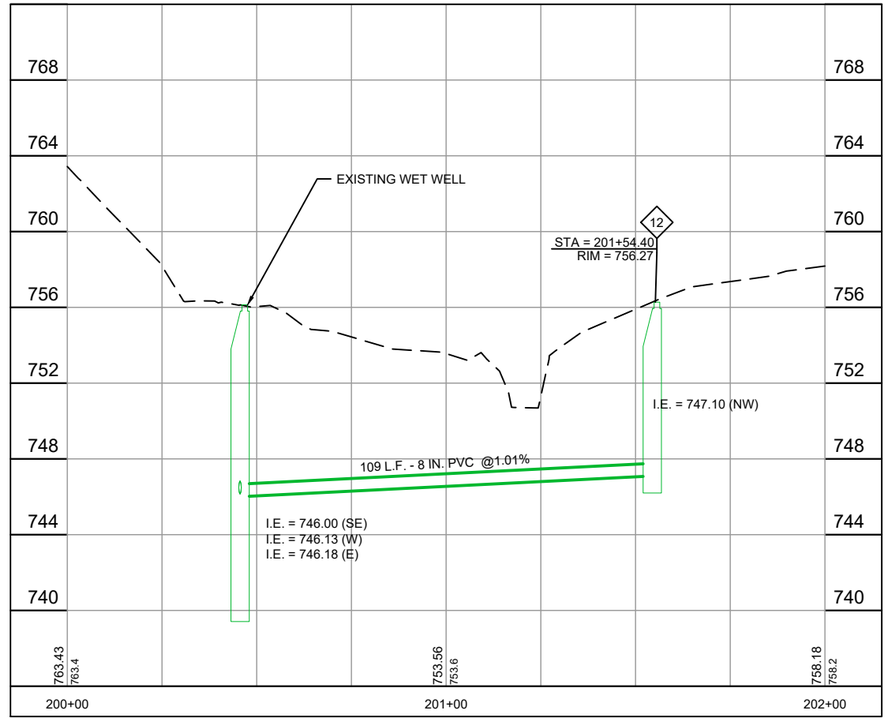
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
FUNDING | PLANNING | SURVEYING
400 Ice Harbor Drive Dubuque, IA 52001
(563) 582-3973 (888) 869-1214 Fax:(563) 582-4020
Web Address: www.msa-ps.com
© MSA Professional Services, Inc.

COBBLESTONE CROSSING PLAT 2
DSW INVESTMENTS, INC
GALENA, JO DAVIESS COUNTY, IL

PLAN AND PROFILE SOUTH ROLLING HILLS COURT

FILE NO. 06584004
SHEET PP1





PROJECT NO.: ----	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE: .	DRAWN BY: INIT	.	.	.	.
F.B. : .	CHECKED BY: INIT	.	.	.	.
.	.	.	.	.	.

PLOT DATE: 2/13/18, P:\6500s\6580s\6584\06584004\CADD\Construction Documents\06584004 Sanitary.dwg

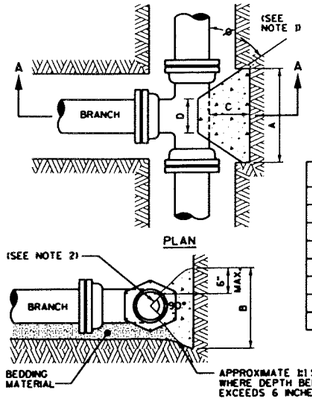
MSA PROFESSIONAL SERVICES

ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
FUNDING | PLANNING | SURVEYING
400 Ice Harbor Drive Dubuque, IA 52001
(563) 582-3973 (888) 869-1214 Fax:(563) 582-4020
Web Address: www.msa-ps.com
© MSA Professional Services, Inc.

COBBLESTONE CROSSING PLAT 2
DSW INVESTMENTS, INC
GALENA, JO DAVIESS COUNTY, IL

PLAN AND PROFILE SANITARY SEWER

FILE NO. 06584004
SHEET PP3



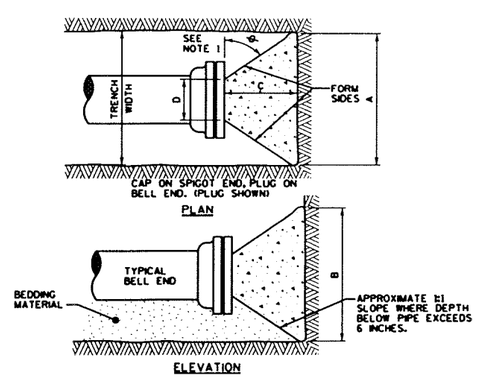
BUTTRESS DIMENSIONS				
B.D	A	B	C	D
6"	1'-3"	1'-0"	SEE NOTE NO. 1	SEE NOTE NO. 3
8"	1'-6"	1'-4"		
10"	1'-10"	1'-8"		
12"	2'-3"	2'-0"		
16"	3'-2"	2'-6"		
20"	4'-0"	3'-0"		
24"	5'-3"	3'-4"		

B.D. = BRANCH DIAMETER

NOTES:

1. DIMENSION 'C' SHOULD BE LARGE ENOUGH TO MAKE ANGLE Ø GREATER THAN OR EQUAL TO 45°.
2. CONCRETE SHOULD BEAR ON THIS QUADRANT OF PIPE AT A MINIMUM.
3. DIMENSION 'D' SHOULD BE AS LARGE AS POSSIBLE BUT CONCRETE SHOULD NOT INTERFERE WITH MECHANICAL JOINTS.
4. BUTTRESS DIMENSIONS ARE BASED ON A SOIL RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 PSI. INFORM THE ENGINEER IF ON-SITE SOIL DOES NOT MEET THIS CONDITION OR PRESSURES EXCEED 150 PSI.
5. BUTTRESS TO BE POURED AGAINST FIRM UNDISTURBED SOIL, OR DISTURBED SOIL COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY, ASTM D1557.
6. CONCRETE SHALL HAVE A MINIMUM 7-DAY COMPRESSIVE STRENGTH OF 2000 PSI.
7. ALL BUTTRESSED FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

BUTTRESS FOR TEES DETAIL
SCALE: NONE

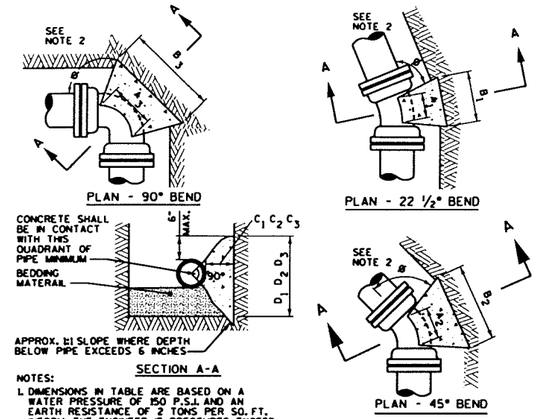


NOTES:

1. DIMENSION 'C' SHOULD BE LARGE ENOUGH TO MAKE ANGLE Ø EQUAL TO OR LARGER THAN 45°.
2. DIMENSION 'D' EQUALS APPROX. I.D. OF PIPE LESS 2 INCHES. THE CONCRETE SHOULD NOT INTERFERE WITH THE MECHANICAL JOINTS.
3. WHERE BUTTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED.
4. BUTTRESS DIMENSIONS ARE BASED ON A SOIL RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 PSI. INFORM THE ENGINEER IF ON-SITE SOIL DOES NOT MEET THIS CONDITION OR PRESSURES EXCEED 150 PSI.
5. BUTTRESS TO BE POURED AGAINST FIRM UNDISTURBED SOIL, OR DISTURBED SOIL COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY, ASTM D1557.
6. CONCRETE SHALL HAVE A MINIMUM 7-DAY COMPRESSIVE STRENGTH OF 2000 PSI.
7. ALL BUTTRESSED FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

BUTTRESS DIMENSIONS				
DIA.	A	B	C	D
6"	1'-6"	1'-2"	SEE NOTE NO. 1	SEE NOTE NO. 2
8"	2'-0"	1'-4"		
12"	2'-5"	1'-10"		
16"	3'-4"	2'-4"		
20"	4'-3"	2'-10"		
24"	5'-2"	3'-4"		
30"	6'-9"	4'-0"		

BUTTRESS FOR PLUGS DETAIL
SCALE: NONE

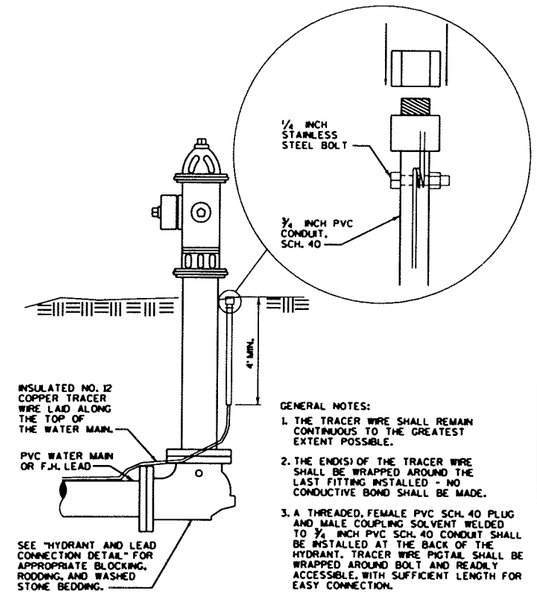


NOTES:

1. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 P.S.I. AND AN EARTH RESISTANCE OF 2 TONS PER SQ. FT. INFORM THE ENGINEER IF PRESSURES EXCEED 150 PSI. OR ON-SITE SOIL DOES NOT MEET THIS CONDITION.
2. DIMENSION C_1 C_2 C_3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Ø EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A_1 A_2 A_3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERRING WITH THE MECHANICAL JOINT.
4. BUTTRESS TO BE POURED AGAINST FIRM UNDISTURBED SOIL, OR DISTURBED SOIL COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY, ASTM D1557.
5. ALL BUTTRESSED FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
6. CONCRETE SHALL HAVE A MINIMUM 7-DAY COMPRESSIVE STRENGTH OF 2000 PSI.

BUTTRESS DIMENSIONS						
PIPE SIZE	22½° BENDS		45° BENDS		90° BENDS	
	B_1	D_1	B_2	D_2	B_3	D_3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
10"	1'-2"	1'-2"	1'-7"	1'-7"	2'-3"	1'-10"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"

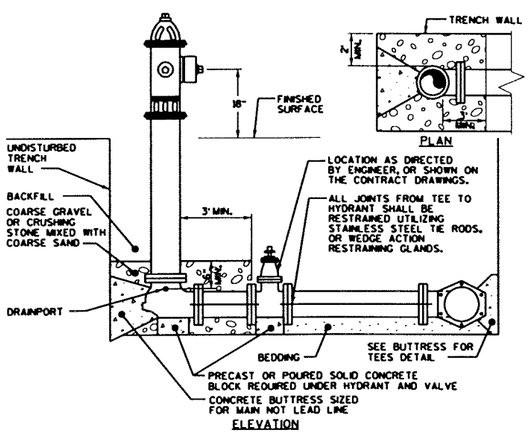
BUTTRESS FOR BENDS DETAIL
SCALE: NONE



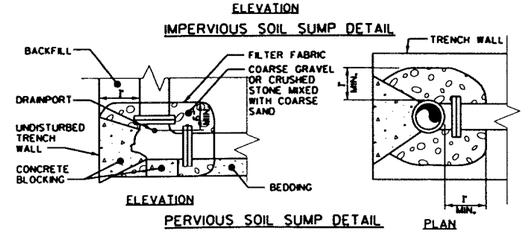
GENERAL NOTES:

1. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE.
2. THE END(S) OF THE TRACER WIRE SHALL BE WRAPPED AROUND THE LAST FITTING INSTALLED - NO CONDUCTIVE BOND SHALL BE MADE.
3. A THREADED, FEMALE PVC SCH. 40 PLUG AND MALE COUPLING SOLVENT WELDED TO 3/4 INCH PVC SCH. 40 CONDUIT SHALL BE INSTALLED AT THE BACK OF THE HYDRANT. TRACER WIRE PIGTAIL SHALL BE WRAPPED AROUND BOLT AND READILY ACCESSIBLE, WITH SUFFICIENT LENGTH FOR EASY CONNECTION.

TRACER WIRE INSTALLATION FOR PVC WATER MAIN DETAIL
SCALE: NONE

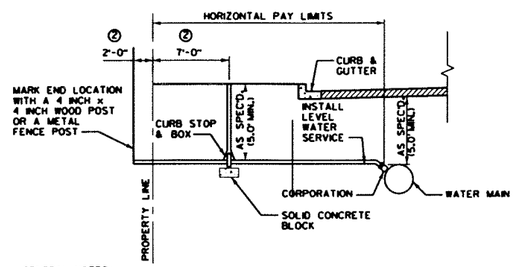


IMPERVIOUS SOIL SUMP DETAIL



PERVIOUS SOIL SUMP DETAIL

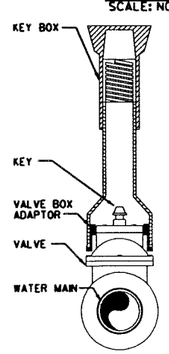
HYDRANT AND LEAD CONNECTION DETAIL
SCALE: NONE



GENERAL NOTES:

1. SEE PLANS AND SPECIFICATIONS FOR SIZE AND TYPE OF CURB STOP AND BOX CORPORATION AND SERVICE LINE.
2. COMMUNITY STANDARDS SHALL SUPERCEED THE DIMENSIONS FROM THE PROPERTY LINE.

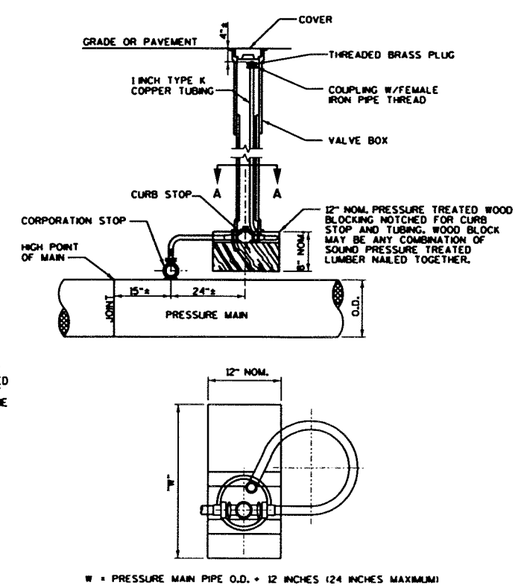
WATER SERVICE DETAIL
SCALE: NONE



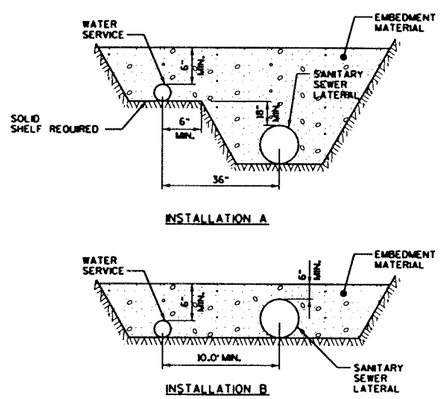
GENERAL NOTES:
ALL VALVE BOXES SHALL BE INSTALLED UPON THE VALVE WITH THE USE OF A VALVE BOX ADAPTOR WAS MANUFACTURED BY THE ADAPTOR INC. OR AN APPROVED EQUAL. THE ADAPTOR SHALL BE INSTALLED IN LIEU OF CONCRETE BLOCKING AND SHALL BE INCIDENTAL TO THE VALVE AND BOX INSTALLATION.

TYPE	GATE VALVES
A	4"-6" MUELLER 4"-6"-8" WATEROUS, AFC 4" CLOW, KENNEDY, M&H
B	8" MUELLER 10"-12" WATEROUS, AFC
C	6"-8" CLOW, KENNEDY, M&H
D	10" MUELLER
E	12" MUELLER

VALVE BOX ADAPTOR II
SCALE: NONE



PRESSURE MAIN AIR RELEASE VENT DETAIL
SCALE: NONE



GENERAL NOTES:

1. DETAILS OF CONSTRUCTION MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING, SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
2. INSTALLATION B SHALL BE USED WHEN THE WATER SERVICE WILL HAVE LESS THAN 18 INCHES VERTICAL SEPARATION ABOVE THE SANITARY SEWER.
3. WATER SERVICES 2 INCHES IN DIAMETER OR LESS SHALL BE INSTALLED AS SHOWN ON THIS DETAIL. WATER SERVICES 2-1/2 INCHES OR LARGER IN DIAMETER SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY SANITARY SEWER.

WATER SERVICE AND SANITARY SEWER LATERAL DETAIL
SCALE: NONE

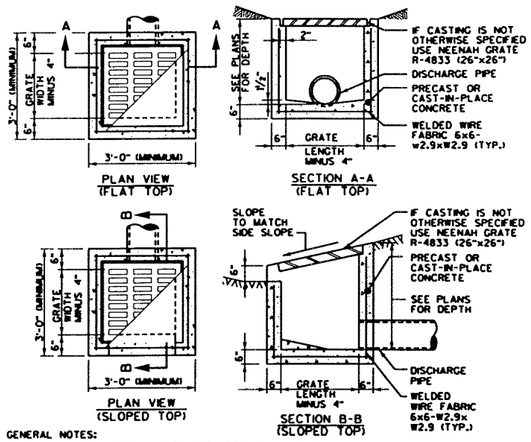
TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
322 North Main, Suite A, Galena, IL 61036
815.777.9333 888.672.0001 Fax 815.777.3155
© MSA PROFESSIONAL SERVICES
MSA PROFESSIONAL SERVICES

NO.	DATE	REVISION	BY

PROJECT NO. 701930
DATE: JUNE 2002
SCALE: AS SHOWN
F.B.: N/A
DRAWN BY: MWW
CHECKED BY:
FILE: g5.dgn
DATE: 09.20.02
TIME: 3:00 PM

WATER MAIN DETAILS
COBBLESTONE CROSSING SUBDIVISION
CITY OF GALENA
JO DAVIESS COUNTY, ILLINOIS

FILE NO. 701930
SHEET G5

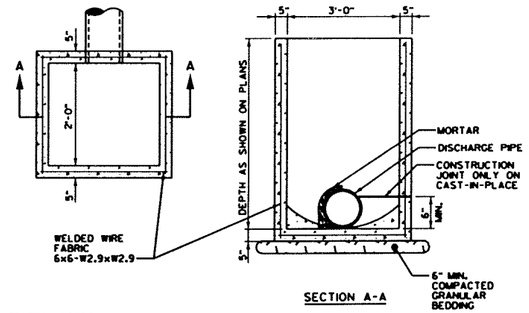


GENERAL NOTES:

1. SEE PLANS FOR SIZE, NUMBER, AND LOCATION OF PIPES.
2. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
3. DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.
4. ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.
5. PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR GRANULAR BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.
6. ALL BAR STEEL AND WELDED WIRE FABRIC REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.

AREA DRAIN INLET DETAIL

SCALE: NONE

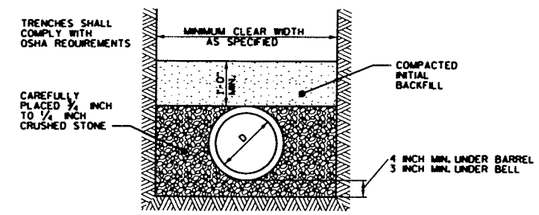


GENERAL NOTES:

1. SEE PLANS FOR SIZE, NUMBER, AND LOCATION OF PIPES.
2. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
3. DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.
4. ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.
5. PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR GRANULAR BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.
6. PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON THE STRUCTURES. THE TOPS SHALL BE INSTALLED ON A BED OF MORTAR.
7. ALL BAR STEEL AND WELDED WIRE FABRIC REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.
8. PRECAST REINFORCED CONCRETE RISERS SHALL BE PLACED WITH TONGUE DOWN.

TYPE 3 INLET DETAIL

SCALE: NONE

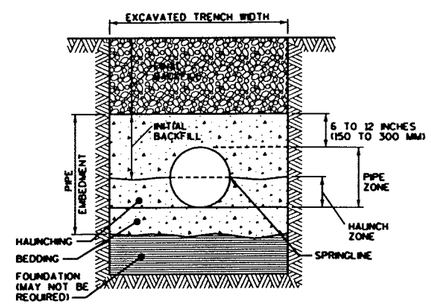


GENERAL NOTES:

1. INITIAL BACKFILL SHALL BE DENSELY COMPACTED, NON-COHESIVE FINELY DIVIDED MATERIAL FREE OF DEBRIS, ORGANIC MATERIAL, AND LARGE STONES.
2. IN ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHALL BE OVEREXCAVATED A MINIMUM OF 6-INCHES AND REFILLED WITH GRANULAR MATERIAL.
3. CLEAN, CRUSHED STONE EMBEDMENT SHALL BE USED IN WET OR UNSTABLE TRENCHES

CRUSHED STONE EMBEDMENT DETAIL

SCALE: NONE

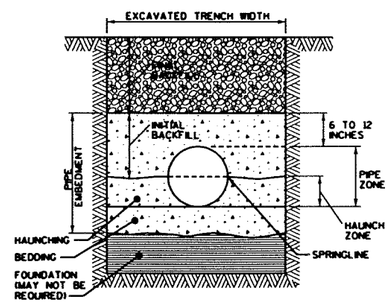


GENERAL NOTES:

1. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO ASTM D2321.
2. CLASS II EMBEDMENT MATERIAL SHALL BE CLEAN, COARSE-GRAINED SOILS WITH LITTLE TO NO FINES. NO PARTICLES LARGER THAN 1½-INCHES SHALL BE USED IN THE PIPE EMBEDMENT.
3. WHERE HYDRAULIC GRADIENT EXISTS USE A WELL-GRADED MIXTURE TO MINIMIZE MIGRATION OF FINES FROM ADJACENT SOIL.
4. CLASS II MATERIAL IS SUITABLE AS A FOUNDATION AND FOR REPLACING OVER-EXCAVATED AND UNSTABLE TRENCH BOTTOM. INSTALL AND COMPACT IN 6-INCH MAXIMUM LAYERS.
5. INSTALL AND COMPACT BEDDING IN 6-INCH MAXIMUM LAYERS. LEVEL FINAL GRADE BY HAND. MINIMUM DEPTH 4 INCH (6 INCH IN ROCK CUTS.)
6. INSTALL AND COMPACT HAUNCHING IN 6-INCH MAXIMUM LAYERS. WORK IN AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.
7. INSTALL AND COMPACT INITIAL BACKFILL TO A MINIMUM OF 6 INCH ABOVE PIPE CROWN.
8. EMBEDMENT COMPACTION:
   MINIMUM DENSITY 85% STANDARD PROCTOR. USE HAND TAMPERS OR VIBRATORY COMPACTORS.

CLASS II - FLEXIBLE PIPE EMBEDMENT DETAIL

SCALE: NONE

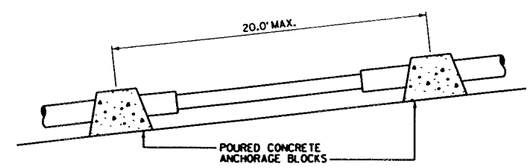


GENERAL NOTES:

1. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO ASTM D2321.
2. CLASS IA EMBEDMENT MATERIAL SHALL BE CLEAN, OPEN GRADED CRUSHED STONE, ROCK OR GRAVEL.
3. CLASS IB EMBEDMENT MATERIAL SHALL BE CLEAN, DENSE GRADED CRUSHED STONE AND SAND/STONE MIXTURES.
4. NO PARTICLES LARGER THAN 1½-INCHES SHALL BE USED IN THE PIPE EMBEDMENT.
5. DO NOT USE CLASS IA MATERIAL WHERE CONDITIONS MAY CAUSE MIGRATION OF FINES FROM ADJACENT SOIL AND LOSS OF PIPE SUPPORT.
6. CLASS I MATERIAL IS SUITABLE AS FOUNDATION AND FOR REPLACING OVER-EXCAVATED AND UNSTABLE TRENCH BOTTOM. INSTALL AND COMPACT IN 6-INCH MAXIMUM LAYERS.
7. INSTALL BEDDING IN 6-INCH MAXIMUM LAYERS. LEVEL FINAL GRADE BY HAND. MINIMUM DEPTH 4 INCH (6 INCH IN ROCK CUTS).
8. INSTALL AND COMPACT HAUNCHING IN 6-INCH MAXIMUM LAYERS. WORK IN AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.
9. INSTALL AND COMPACT INITIAL BACKFILL TO A MINIMUM OF 6 INCH ABOVE PIPE CROWN.
10. EMBEDMENT COMPACTION:
    CLASS IA: PLACE AND WORK BY HAND TO INSURE ALL EXCAVATED VOIDS AND HAUNCH AREAS ARE FILLED. FOR HIGH DENSITIES USE VIBRATORY COMPACTORS.
    CLASS IB: MINIMUM DENSITY 85% STANDARD PROCTOR. USE HAND TAMPERS OR VIBRATORY COMPACTORS.

CLASS I - FLEXIBLE PIPE EMBEDMENT DETAIL

SCALE: NONE



GENERAL NOTES

POURED CONCRETE ANCHORAGE BLOCKS REQUIRED ON ALL SLOPES IN EXCESS OF 20%. INSTALL BLOCK AT EACH PIPE JOINT, OR 20 FT. O/C MAX.

SLOPE ANCHORAGE

SCALE: NONE

MSA PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
3322 North Main, Suite A, Galena, IL 61036
815.777.9333 888.672.0003 Fax 815.777.3155
© MSA PROFESSIONAL SERVICES

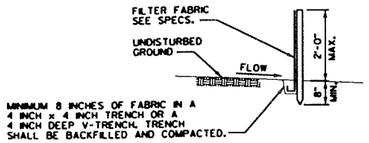
NO.	DATE	REVISION	BY

PROJECT NO: 701930
DATE: JUNE 2002
SCALE: AS SHOWN
F.B.: NA
DRAWN BY: MWW
CHECKED BY:
FILE: g6.dgn
DATE: 09.20.02
TIME: 3:00 PM

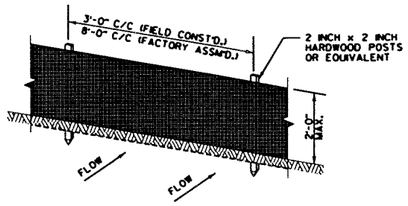
TYPICAL DETAILS

COBBLESTONE CROSSING SUBDIVISION
CITY OF GALENA
JO DAVIESS COUNTY, ILLINOIS

FILE NO. 701930
SHEET G6



SECTION



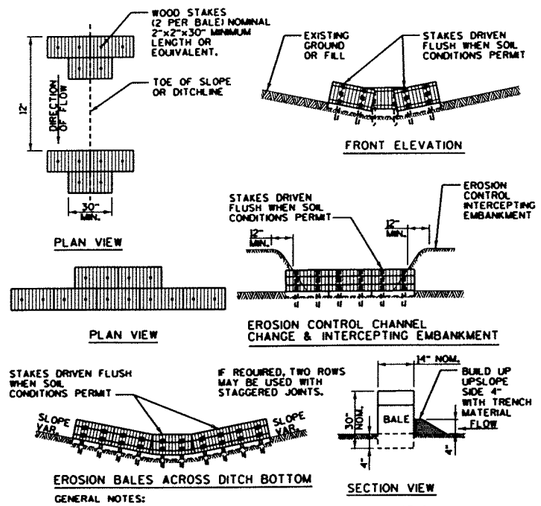
PERSPECTIVE VIEW

GENERAL NOTES:

1. ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
2. STAPLE FABRIC WITH 1/2 INCH MINIMUM STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

TYPICAL SILT FENCE INSTALLATION AT SITE PERIMETER DETAIL

SCALE: NONE

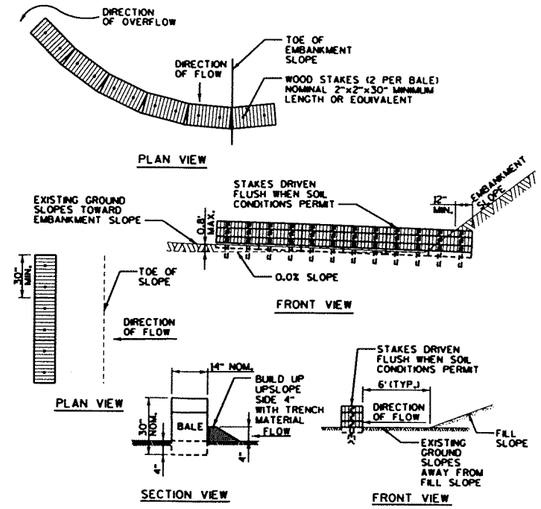


GENERAL NOTES:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
2. BALES SHALL BE PLACED END TO END OR OVERLAPPING AT RIGHT ANGLES TO THE DIRECTION OF FLOW. BALES SHALL EXTEND FAR ENOUGH UP THE SLOPES TO PREVENT ERODING AROUND ENDS.
3. BALES SHALL BE PLACED WITH TWINE OR TIE WIRES PARALLEL TO THE GROUND.
4. STAKES TO BE BATTERED IN OPPOSITE DIRECTIONS.
5. BALES SHALL BE EMBEDDED 4 INCHES MINIMUM.

EROSION BALES IN DRAINAGE WAY DETAIL

SCALE: NONE

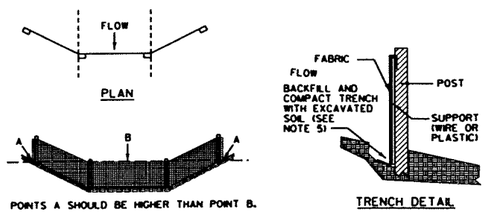


GENERAL NOTES:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
2. BALES SHALL BE PLACED END TO END OR OVERLAPPING AT RIGHT ANGLES TO THE DIRECTION OF FLOW. BALES SHALL EXTEND FAR ENOUGH UP THE SLOPES TO PREVENT ERODING AROUND ENDS.
3. BALES SHALL BE PLACED WITH TWINE OR TIE WIRES PARALLEL TO THE GROUND.
4. STAKES TO BE BATTERED IN OPPOSITE DIRECTIONS.

EROSION BALES AT TOE OF SLOPE DETAIL

SCALE: NONE



GENERAL NOTES:

1. DETAIL OF CONSTRUCTION SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
2. WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.
3. CROSS BRACE WITH 2 INCH BY 4 INCH WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
4. MINIMUM 14 GAGE WIRE REQUIRED. FOLD FABRIC 3 INCHES OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS 12 INCHES O.C.
5. EXCAVATE A TRENCH A MINIMUM OF 4 INCHES WIDE AND 6 INCHES DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD THE MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
6. WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6 INCHES. SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12 INCHES O.C.
7. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF ¾ INCH OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
8. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE 4 INCH IN DIAMETER OR 1-½ INCH BY 3-½ INCH EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM OF 1-⅛ INCH BY 1-⅛ INCH OAK OR HICKORY.

TYPICAL SILT FENCE INSTALLATION AT DRAINAGE WAYS DETAIL

SCALE: NONE

EROSION CONTROL NOTES

1. THIS INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE PLAN SHEETS AND IN THE ACCOMPANYING SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE "IMPC 87-012, STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PREPARED BY THE ILLINOIS ENVIROMENTAL PROTECTION AGENCY.
3. THE AREA OF EROSIVE LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER AND THE DURATION OF SUCH EXPOSURE PRIOR TO FINAL TRIMMING, FINISHING, AND SEEDING OR APPLICATION OF TEMPORARY EROSION CONTROL MEASURES SHALL BE AS SHORT AS PRACTICABLE
4. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE METHODS AND STRUCTURES INDICATED ON THE PLAN ARE THE MINIMUM REQUIREMENTS IN THE OPINION OF THE ENGINEER. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING OPERATIONS AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
6. GRUBBING AND GRADING OPERATIONS SHALL BE PERFORMED IN PROPER SEQUENCE WITH OTHER WORK TO MINIMIZE EROSION.
7. CHANNELIZED RUNOFF FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS, TO THE EXTENT PRACTICABLE.
8. ALL TRENCH WATER SHALL BE DISCHARGED INTO A SETTLING BASIN OR A FILTERING DEVICE PRIOR TO RELEASE INTO STORM SEWER OR STREAM.
9. EXCAVATED MATERIAL SHALL BE TEMPORARILY PLACED ON THE UPHILL SIDE OF THE TRENCH EXCAVATION TO THE EXTENT PRACTICABLE.
10. THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOILS REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES WHICH COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED WITH HAY BALES, SEDIMENT CONTROL FENCE OR EQUIVALENT BARRIERS AS APPROVED BY THE ENGINEER. STORM INLETS CAN BE PROTECTED BY TEMPORARILY PLACING A SECTION OF SILT FENCE BETWEEN THE FRAME AND THE GRATE. CONTRACTOR SHALL CLEAN AND INSPECT SAID PROTECTION MEASURES TO INSURE PROPER OPERATION.

MSA
PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
322 North Main, Suite A, Galena, IL 61036
815.777.0047 FAX 815.777.3155
© MSA PROFESSIONAL SERVICES

NO.	DATE	REVISION	BY

PROJECT NO.: 701930
DATE: JUNE 2002
SCALE: AS SHOWN

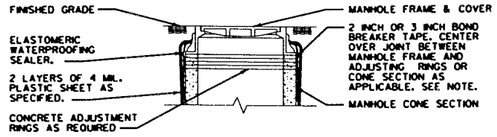
F.B.: NA
DRAWN BY: MWW
CHECKED BY:

FILE: g7.dgn
DATE: 05.20.02
TIME: 3:00 PM

EROSION CONTROL DETAILS
COBBLESTONE CROSSING SUBDIVISION
CITY OF GALENA
JO DAVIESS COUNTY, ILLINOIS

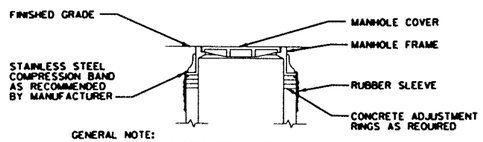
FILE NO.
701930

SHEET
G7



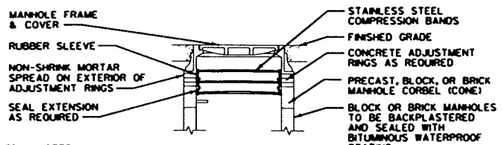
THE BOND BREAKER TAPE IS TO PREVENT THE SEALER FROM BONDING TO THE EDGE OF THE FLANGE OF THE MH FRAME AND THE UPPER 1-1/2 INCHES OF ADJUSTING RING OR CONE. IF THE EDGE OF FLANGE IS NOT FLUSH WITH ADJUSTING RING OR CONE, APPLY ADDITIONAL TAPE AS REQUIRED TO PREVENT SUCH BONDING.

ELASTOMERIC FRAME/CHIMNEY SEAL



GENERAL NOTE:
THE SEAL SHALL EXTEND FROM THE CASTING TO THE CORBEL (CONE). SEAL EXTENSIONS SHALL BE USED AS REQUIRED.

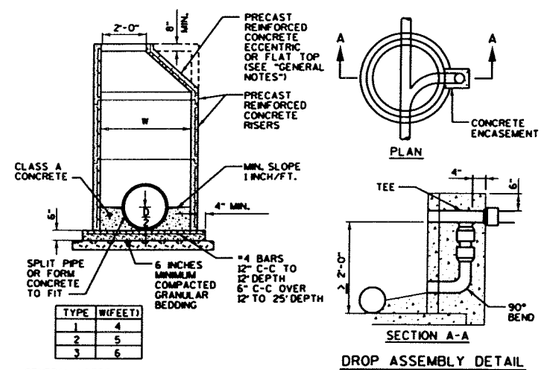
EXTERNAL RUBBER SLEEVE FRAME/CHIMNEY SEAL



GENERAL NOTES:
1. THE SEAL SHALL EXTEND FROM THE CASTING TO THE CORBEL (CONE). SEAL EXTENSIONS SHALL BE USED AS REQUIRED.
2. AN INTERAL ADAPTOR SEAL RING MAY BE USED IN LIEU OF THE RUBBER SLEEVE. THE INTERNAL ADAPTOR SEAL RING SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

INTERNAL RUBBER SLEEVE FRAME/CHIMNEY SEAL

MANHOLE WATERPROOFING DETAIL
SCALE: NONE

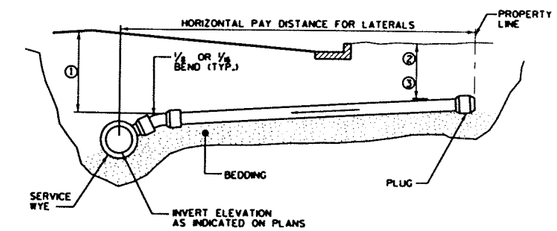


TYPE	W(FEET)
1	4
2	5
3	6

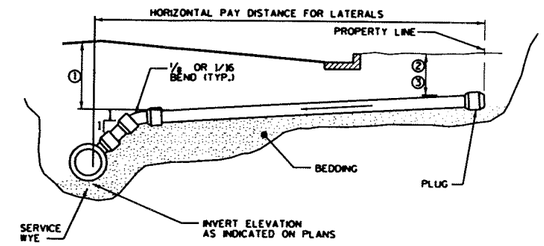
DROP ASSEMBLY DETAIL

GENERAL NOTES:
1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL CONDITIONS.
2. DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.
3. PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR GRANULAR BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.
4. ECCENTRIC CONE TOPS SHALL BE USED ON ALL STRUCTURES 5 FEET OR GREATER IN DEPTH, AND FLAT TOPS SHALL BE USED ONLY ON STRUCTURES LESS THAN 5 FEET IN DEPTH, UNLESS DIRECTED BY THE ENGINEER.
5. PRECAST REINFORCED CONCRETE RISERS MAY BE PLACED WITH TONGUE UP OR DOWN.
6. ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.
7. DROP CONNECTIONS SHALL BE USED WHEN THE PIPE INVERT IS MORE THAN 2 FEET ABOVE THE MANHOLE INVERT.

PRECAST REINFORCED CONCRETE MANHOLE DETAIL
SCALE: NONE



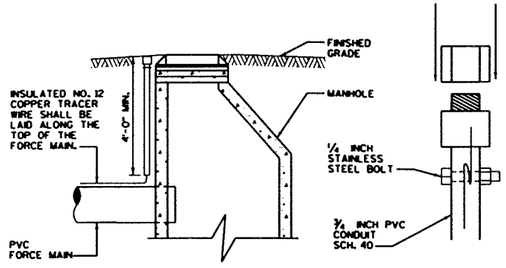
STANDARD INSTALLATION WITHOUT RISER



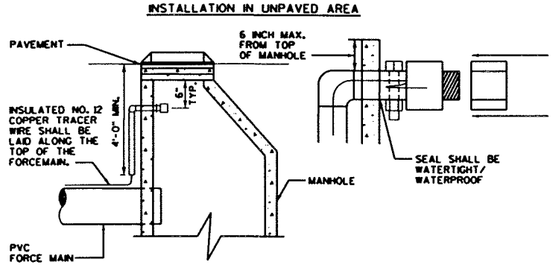
STANDARD INSTALLATION WITH RISER

GENERAL NOTES:
1. MINIMUM DEPTH OF COVER UNDER ROADWAY = 7 FEET.
2. MINIMUM DEPTH OF COVER UNDER GRASS AREAS = 5½ FEET.
3. MINIMUM DEPTH OF COVER UNDER GRASS AREAS WITH FROST PROTECTION = 3 FEET 6 INCHES.
4. LATERAL SLOPES SHALL BE ⅛ INCH PER FOOT MINIMUM AND ½ INCH PER FOOT MAXIMUM.

SANITARY SEWER LATERAL DETAIL
SCALE: NONE



INSTALLATION IN UNPAVED AREA



INSTALLATION IN PAVED AREA

GENERAL NOTES:
1. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE.
2. A THREADED, FEMALE PVC SCHEDULE 40 PLUG AND MALE COUPLING GLUED TO 3/4 INCH SCHEDULE 40 SHALL BE INSTALLED IN OR ADJACENT TO THE VALVE VAULT AND MANHOLE.
3. WIRE PIGTAIL SHALL BE WRAPPED AROUND BOLT AND READILY ACCESSIBLE, WITH SUFFICIENT LENGTH FOR EASY CONNECTION.

TRACER WIRE INSTALLATION FOR PVC FORCEMAIN DETAIL
SCALE: NONE

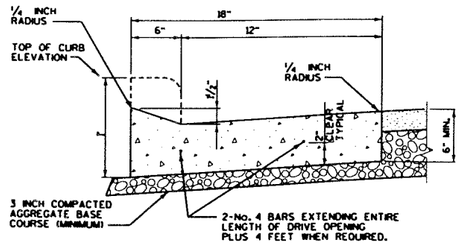
MSA
PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
323 North Main, Suite A, Galena, IL 61036
815.777.9333 Fax 815.777.3155
© MSA PROFESSIONAL SERVICES

NO.	DATE	REVISION	BY

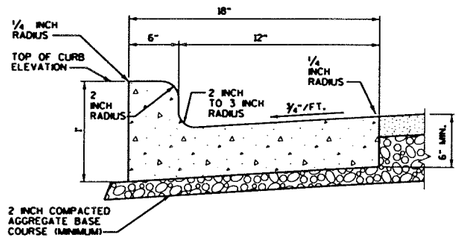
PROJECT NO.: 701930
DATE: JUNE 2002
SCALE: AS SHOWN
F.B.: NA
DRAWN BY: MWW
CHECKED BY:
FILE: g8.dgn
DATE: 09.20.02
TIME: 3:00 PM

SANITARY SEWER DETAILS
COBBLESTONE CROSSING SUBDIVISION
CITY OF GALENA
JO DAVIESS COUNTY, ILLINOIS

FILE NO. 701930
SHEET G8



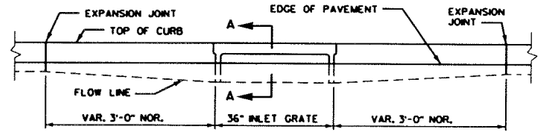
DRIVEWAY SECTION

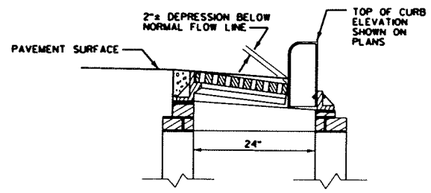


STANDARD SECTION

TYPE L CURB AND GUTTER DETAIL

SCALE: NONE

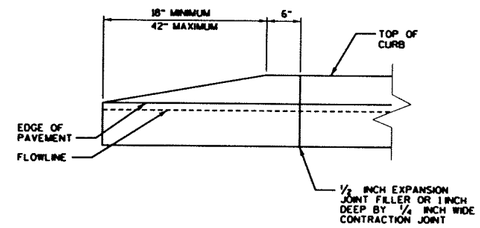




SECTION A-A

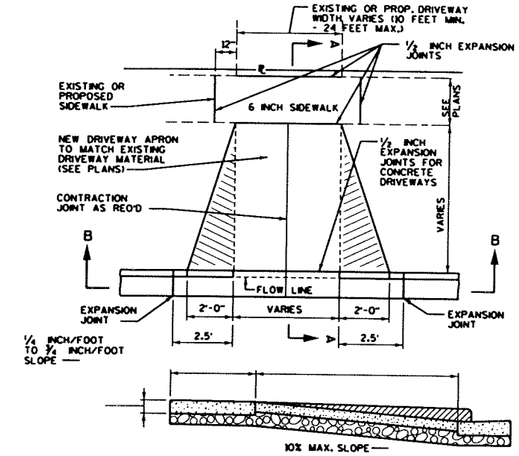
CURB AND GUTTER AT INLETS DETAIL

SCALE: NONE



CURB END DETAIL

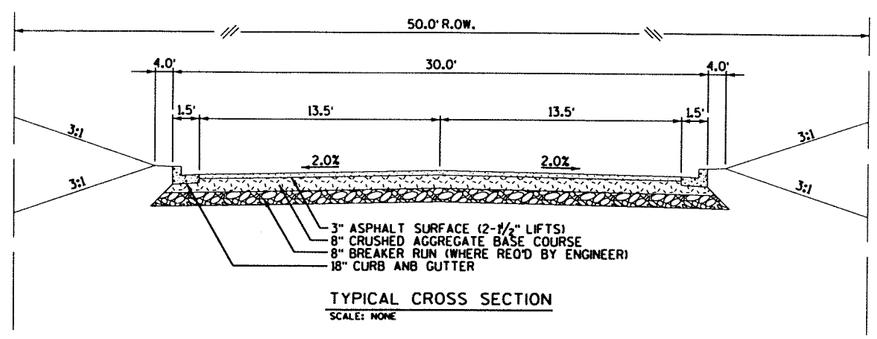
SCALE: NONE



SECTION A-A

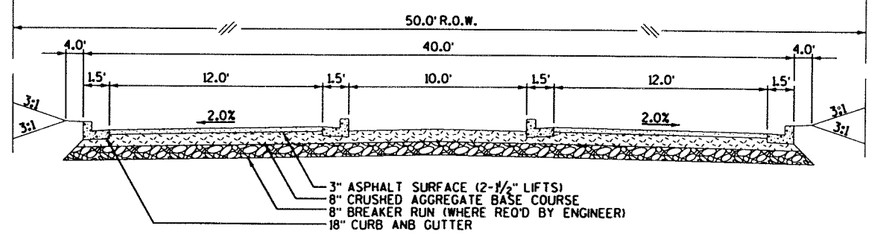
DRIVEWAY DETAIL

SCALE: NONE



TYPICAL CROSS SECTION

SCALE: NONE



TYPICAL CROSS SECTION-BOULEVARD

SCALE: NONE

MSA PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
322 North Main, Suite A, Galena, IL 61036
815.777.3033 888.672.0003 Fax 815.777.3155
© MSA PROFESSIONAL SERVICES

NO.	DATE	REVISION	BY

PROJECT NO.: 701930
DATE: JUNE 2002
SCALE: AS SHOWN
F.B.: NA
DRAWN BY: MWW
CHECKED BY:
FILE: g9.dgn
DATE: 09.20.02
TIME: 3:00 PM

STREET DETAILS

COBBLESTONE CROSSING SUBDIVISION
CITY OF GALENA
JO DAVIESS COUNTY, ILLINOIS

FILE NO. 701930

SHEET G9

CITY OF GALENA, ILLINOIS

101 Green Street, PO Box 310, Galena, Illinois 61036

MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Andy Lewis - City Engineer

DATE: 21 February 2018

RE: Gear Street Reconstruction Project
Approval of Construction Services

Construction engineering services for this project will be completed by our design consultant WHKS Engineers, as detailed in the attached agreement. They will complete mainly observation services and some administration work while city staff will oversee the project and be responsible for remaining contract administration, particularly fulfilling IDOT requirements, including concrete testing. Total construction services fee is $122,327.40.

The Gear Street Reconstruction funding agreement with IDOT allocates $119,348 towards construction engineering and $2,210,334 towards construction, while the city plans to contribute $165,000. These amounts total $2,494,682 and will be adequate the cover the construction contract with Fischer Excavating of $2,359,685.47 and construction services of $122,327.40 (combined total $2,482,012.87).

I seek approval from the city council for WHKS Engineers to complete engineering services for a total cost of $122,327.40.

1701 Route 35 North
East Dubuque, IL 61025
Phone: 815-747-8833

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, by and between the **City of Galena, IL** hereinafter referred to as the "Client" and WHKS & Co., hereinafter referred to as "WHKS", is made as follows:

WHEREAS, the Client has a need for certain professional services relating to the project described as:

Construction Services for Gear Street Reconstruction in the City of Galena

and,

WHEREAS, WHKS proposes to furnish the professional services required by the Client for said project,

NOW THEREFORE, the Client hereby agrees to retain and compensate WHKS to perform the professional services in accordance with the terms and conditions of this Agreement and the attached STANDARD TERMS AND CONDITIONS **(See Attachment A)**.

Scope of Services

WHKS shall perform the following described services for the Client:

See Attachment B

Basis of Compensation

For the services described in **Attachment B**, the Client shall remunerate WHKS as follows:

Not to Exceed Fees:	
Construction Services Fee =	**$ 122,327.40**
Direct Expenses (Mileage) **=**	**at Current IRS Rate** (estimated at $2,780.00)

Executed this _____ day of _____, 2018.

City of Galena, Illinois		whks	
By:	_____	By:	Steven Scott Sweet
Printed Name:	_____	Printed Name:	Steven Scott Sweet
Title:	_____	Title:	Vice President

ATTACHMENT A

STANDARD TERMS AND CONDITIONS FOR PUBLIC SECTOR PROJECTS

1. Scope of Services

Client and WHKS have agreed to a list of services WHKS will provide to Client as listed on the Professional Services Agreement Form.

2. Governing Law

The laws of the State of Illinois will govern this Agreement, its interpretation and performance. Any litigation arising in any way from this Agreement shall be brought in the courts of that State.

3. Standard of Care

Services provided by WHKS under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances and locality.

4. Integration

This Agreement comprises the final and complete agreement between Client and WHKS. It supersedes all prior communications, representations, or agreements, whether oral or written, relating to the subject matter of this Agreement. Execution of this Agreement signifies that each party has read the document thoroughly. Amendments to this Agreement shall not be binding unless made in writing and signed by both Client and WHKS.

5. Guarantees and Warranties

WHKS shall not be required to sign any documents, no matter by whom requested, that would result in WHKS having to guarantee or warrant the existence of conditions whose existence WHKS cannot ascertain. Client also agrees not to make resolution of any dispute with WHKS or payment of any amount due to WHKS in any way contingent upon WHKS signing any such guarantee or warranty.

6. Indemnification

WHKS agrees, to the extent permitted by law, to indemnify and hold Client harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) to the extent caused by WHKS' negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subconsultants or anyone for whom WHKS is legally liable.

Client agrees, to the extent permitted by law, to indemnify and hold WHKS harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by Client's negligent acts, errors or omissions and those of Client's contractors, subcontractors or consultants or anyone for whom Client is legally liable.

Neither WHKS nor Client shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

7. Billing and Payment Provisions

Invoices shall be submitted by WHKS monthly and are due upon presentation and shall be considered PAST DUE if not paid within thirty (30) calendar days of the invoice date.

If payment is not received by WHKS within thirty (30) calendar days of the invoice date, Client shall pay as interest an additional charge of one and one-quarter percent (1.25%) of the PAST DUE amount per month. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

If Client fails to make payments within sixty (60) days from the date of an invoice or otherwise is in breach of this Agreement, WHKS may, at its option, suspend performance of services upon five (5) calendar days' notice to Client. WHKS shall have no liability whatsoever to Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by Client. If Client fails to make payment to WHKS in accordance with the payment terms herein, this shall constitute a material breach of this Agreement and shall be cause for termination by WHKS.

In the event legal action is necessary to enforce the payment provisions of this Agreement, WHKS shall be entitled to collect from Client any judgment or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by WHKS in connection therewith and, in addition, the reasonable value of WHKS personnel time and expenses spent in connection with such collection action, computed at WHKS current fee schedule and expense policies.

Payment of invoices is in no case subject to unilateral discounting or set-offs by Client, and payment is due regardless of suspension or termination of this Agreement by either party.

8. Ownership of Records

All reports, plans, specifications, field data and notes and other

documents, including all documents on electronic media, prepared by WHKS as instruments of service shall remain the property of WHKS.

Client shall be permitted to retain copies, including reproducible copies, of the plans and specifications for information and reference in connection with Client's use of the completed project. The plans and specifications shall not be used by Client or by others on other similar projects except by agreement in writing by WHKS.

9. Delivery of Electronic Files

In accepting and utilizing any drawings, reports and data on any form of electronic media generated and provided by WHKS, Client covenants and agrees that all such electronic files are instruments of service of WHKS, who shall be deemed the author, and who shall retain all rights under common and statutory laws, and other rights, including copyrights. Client is aware that differences may exist between the electronic files delivered and the respective construction documents due to addenda, change orders or other revisions. In the event of a conflict between the signed construction documents prepared by WHKS and electronic files, the signed construction documents shall govern.

Client and WHKS agree that the electronic files prepared by WHKS shall conform to the current CADD software in use by WHKS or to other mutually agreeable CADD specifications defined in the Agreement. Any changes to the CADD specifications by either Client or WHKS are subject to review and acceptance by the other party. Additional efforts by WHKS made necessary by a change to the CADD specifications or other software shall be compensated for as Additional Services.

The electronic files provided by WHKS to Client are submitted for an acceptance period of 60 days. Any defects Client discovers during this period will be reported to WHKS and will be corrected as part of the Scope of Services. Correction of defects detected and reported after the acceptance period will be compensated for as Additional Services.

Client agrees not to reuse the electronic files, in whole or in part, for any purpose or project other than the project that is the subject of this Agreement. Client agrees not to transfer the electronic files to others without the prior written consent of WHKS, except as required by law. In addition, Client agrees, to the extent permitted by law, to indemnify and hold WHKS harmless from any damage, liability or cost, including reasonable attorney's fees and costs of defense, arising from any changes made by anyone other than WHKS or from any reuse of the electronic files without the prior written consent of WHKS.

Under no circumstance shall delivery of the electronic files for use by Client be deemed a sale by WHKS and WHKS makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall WHKS be liable for any loss of profit or any consequential damages.

10. Changed Conditions

Client shall rely on the judgment of WHKS as to the continued adequacy of this agreement in light of occurrences or discoveries that were not originally contemplated by or known to WHKS. Should WHKS call for contract renegotiation, WHKS shall identify the changed conditions necessitating renegotiation and WHKS and Client shall promptly and in good faith enter into renegotiation of this Agreement. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement.

11. Permits and Approvals

WHKS shall assist Client in applying for those permits and approvals typically required by law for projects similar to the one for which WHKS services are being engaged. This assistance consists of completing and submitting forms as to the results of certain work included in the Scope of Services.

12. Suspension of Services

If the project is suspended for more than thirty (30) calendar days in the aggregate, WHKS shall be compensated for services performed and charges incurred prior to receipt of notice to suspend and, upon resumption, an equitable adjustment in fees to accommodate the resulting demobilization and remobilization costs. In addition, there shall be an equitable adjustment in the project schedule based on the delay caused by the suspension. If the project is suspended for more than ninety (90) calendar days in the aggregate, WHKS may, at its option, terminate this Agreement upon giving notice in writing to Client.

13. Termination

Either Client or WHKS may terminate this Agreement at any time with or without cause upon giving the other party seven (7) calendar days prior written notice. Client shall within thirty (30) calendar days of termination pay WHKS for all services rendered and all costs incurred up to the date of termination, in accordance with the compensation provisions of the Agreement.

14. Unauthorized Changes

In the event Client, Client's contractors or subcontractors or anyone for whom Client is legally liable makes or permits to be made any changes to any reports, plans, specifications or other contract documents prepared by WHKS without obtaining WHKS' prior written consent, Client shall assume full responsibility for the results of such changes. Therefore, Client agrees to waive any claim against WHKS and to release WHKS from any liability arising directly or indirectly from such changes.

Client also agrees, to the extent permitted by laws, to indemnify and hold WHKS harmless from any

damage, liability or cost, including reasonable attorneys' fees and costs of defense, arising from such changes.

15. Jobsite Safety

Neither the professional activities of WHKS nor the presence of WHKS or its employees and subconsultants at a construction site, shall relieve the General Contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the construction work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. WHKS and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions.

16. Additional Services

Services which are requested by Client or are required as part of the Project, but are not included in the Scope of Services, are considered Additional Services.

WHKS will notify Client in writing when Additional Services will be needed. WHKS and Client will agree on the extent of the Additional Service(s) required and will agree on the method and amount of the compensation for performance of said agreed upon Additional Services.

WHKS will not perform Additional Services which will result in additional cost to Client without documented verbal or written authority of Client.

In the event WHKS is requested or required to participate in any dispute resolution procedure which involves any aspect of the Project, Client agrees to compensate WHKS for the reasonable value of WHKS' personnel time and expenses spent in connection with such procedures computed at WHKS' then current fee schedule and expense policies.

17. Dispute Resolution

In an effort to resolve any conflicts that arise, Client and WHKS agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.

18. Third Party Beneficiaries

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or WHKS. WHKS' services under this Agreement are being performed solely for Client's benefit, and no other entity shall have any claim against WHKS because of this Agreement or the performance or nonperformance of services hereunder.

19. Extension of Protection

Client agrees to extend any and all liability limitations and indemnifications provided by Client to WHKS to those individuals and entities WHKS retains for performance of the services under this Agreement, including but not limited to WHKS officers and employees and their heirs and assigns, as well as WHKS subconsultants and their officers, employees, heirs and assigns.

20. Timeliness of Performance

WHKS will perform the services described in the Scope of Services with due and reasonable diligence consistent with sound professional practices.

21. Delays

WHKS is not responsible for delays caused by factors beyond WHKS' reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of Client to furnish timely information or approve or disapprove of WHKS' services or work product promptly, or delays caused by faulty performance by Client or by contractors of any level. When such delays beyond WHKS' reasonable control occur, Client agrees WHKS is not responsible for damages, nor shall WHKS be deemed to be in default of this Agreement.

22. Right to Retain Subconsultants

WHKS may use the services of subconsultants when, in the sole opinion of WHKS, it is appropriate and customary to do so. Such persons and entities include, but are not limited to, aerial mapping specialists, geotechnical consultants and testing laboratories. WHKS' use of other consultants for additional services shall not be unreasonably restricted by Client provided WHKS notifies Client in advance.

23. Assignment

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

24. Severability and Survival

Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect.

25. Hazardous Materials

It is acknowledged by both parties that WHKS' Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event WHKS or any other party encounters asbestos or hazardous or toxic materials at the jobsite, or should it become known in any way that such materials may be present at the jobsite or any adjacent areas that may affect the performance of WHKS services,

WHKS may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until Client retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrant that the jobsite is in full compliance with applicable laws and regulations.

26. Joint Participation

The parties have participated jointly in the negotiation and preparation of all agreements between the parties. Each party has had an opportunity to obtain the advice of legal counsel and to review and comment upon this instrument. Accordingly, no rule of construction shall apply against any party or in favor of any party. This instrument shall be construed as if the parties jointly prepared it and any uncertainty or ambiguity shall not be interpreted against one party and in favor of another.

27. Record Documents

If required in the Professional Services Agreement, WHKS shall, upon completion of the Work, compile for and deliver to the Client a reproducible set of Record Documents that are based upon the marked-up record drawings, addenda, change orders and other data furnished by the Contractor or other third parties. These Record Documents may show certain significant changes from the original design made during construction. Because these Record Documents are based on unverified information provided by other parties, which the Consultant is entitled to assume as reliable, the Consultant does not warrant their accuracy.

Revised 02/23/07
Revised: 04/29/09

1701 Route 35 North
East Dubuque, IL 61025
Phone: 815-747-8833

ATTACHMENT B

RE: City of Galena, IL
Gear Street Reconstruction
Construction Service Proposal

Scope of Services

SCOPE OF SERVICES to the CITY OF GALENA

The City of Galena Gear Street Reconstruction project will begin at the intersection of Bench Street and Gear Street and extend northerly approximately 1.22 miles to 150 feet South of US Highway 20. The project will consist of replacing the existing pavement with HMA Pavement, sidewalks, ADA ramps, storm sewer and intakes, sanitary sewer and manhole replacement, water main and fire hydrants, PCC driveways and seeding.

WHKS & Co. has evaluated the project requirements and is prepared to perform the necessary work tasks as detailed below. WHKS will provide construction administration, observation, shop drawing review and reply to contractor's questions. The construction services are based on the hours on the attached excel sheet. The work will include:

Construction Administration Services

1. Conduct pre-construction meeting.
2. Provide Construction Administration based upon 3 hours per week for 28 weeks.
3. Review shop drawings, change orders, and answering contractor questions.
4. Attend up to four (4) construction progress meetings.
5. Attend and conduct four (4) walk throughs and inspections of the completed project with the Contractor and Owner thru the multiple stages of construction.

Construction Observation Services

1. The observation hours are based on average of 40 hrs per week for a period of 28 weeks (140 working days), including drive time. Additional observation hours over the average of 40 hrs per week will be considered extra work.
2. Observer will record as-built records of the construction, keep a daily dairy, quantities sheet and progress report.
3. Aid City personnel in conducting the PC concrete testing.
4. Construction testing services will be provided by the City of Galena.
5. Monitor completion of punch list items.
6. Mileage calculated based on a 32-mile round trip from WHKS office and 3 miles per day on-site for the project.
7. WHKS will inform the City if project construction observation or material testing hours are nearing the above stated limits.
8. City will provide an area at City Hall that can be used by WHKS to prepare bookwork for project.

Assumptions and Limitations

1. Additional work beyond the above Scope of Services will be undertaken only upon written authorization from the City of Galena. The Extra Work will be invoiced in accordance with the WHKS Standard Hourly Rates effective at the time of the work.

1701 Route 35 North
East Dubuque, IL 61025
Phone: 815-747-8833

2. WHKS shall not supervise, direct or have control over the Contractor's work, nor have any responsibility for the construction means, methods, techniques, sequences or procedures selected by the Contractor, nor for the Contractor's safety precautions or programs in connection with the Work. These rights and responsibilities are solely those of the Contractor in accordance with the Contract Documents.
3. WHKS shall not be responsible for any acts or omissions of the Contractor, any subcontractor, any entity performing any portions of the Work or any agents or employees of any of them. The Consultant does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.
4. The following will be considered extra work, if requested:
    a. Review contractor’s construction and staging plan with City.
    b. Attend Council Meetings during the construction to present and explain pay estimates, extra work orders and project budget.
    c. Prepare, review or verify Contractor periodic payment requests.
    d. Provide as-built plans from the contractor after completion of the project.

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
ALL POWER WASH INC. (120479)							
6509	1	Invoice	GARBAGE BINS	01/22/2018	1,950.00		01.41.614.05
Total ALL POWER WASH INC. (120479):					1,950.00		
AMERICAN WATER ENTERPRISES (1005)							
EMCI-00026	1	Invoice	WATER CONTRACT	02/08/2018	26,621.28		51.42.515.00
EMCI-00026	2	Invoice	SEWER CONTRACT	02/08/2018	26,621.28		52.43.515.01
Total AMERICAN WATER ENTERPRISES (1005):					53,242.56		
AT & T (LOCAL) (103)							
021518	1	Invoice	POOL/PHONE	02/15/2018	42.34		59.55.552.00
021518	2	Invoice	PUBLIC WORKS/PHONE	02/15/2018	46.33		01.41.552.00
021518	3	Invoice	FIRE DEPARTMENT/PHO	02/15/2018	42.61		22.22.552.00
021518	4	Invoice	EMS/PHONE	02/15/2018	42.34		12.10.552.00
021518	5	Invoice	POLICE/PHONE	02/15/2018	224.73		01.21.552.00
021518	6	Invoice	FIRE DEPARTMENT/PHO	02/15/2018	42.04		22.22.552.00
021518	7	Invoice	ADMINISTRATION/PHON	02/15/2018	323.03		01.13.552.00
021518	8	Invoice	FLOOD CONTROL/PHON	02/15/2018	42.34		20.25.515.00
021518	9	Invoice	ADMINISTRATION/PHON	02/15/2018	43.37		01.13.552.00
Total AT & T (LOCAL) (103):					849.13		
AT & T LONG DISTANCE (119065)							
021518	1	Invoice	FIRE DEPARTMENT/LON	02/15/2018	.18		22.22.552.00
021518	2	Invoice	POLICE/LONG DISTANCE	02/15/2018	7.15		01.21.552.00
021518	3	Invoice	ADMINISTRATION/LONG	02/15/2018	68.57		01.13.552.00
Total AT & T LONG DISTANCE (119065):					75.90		
AUTODESK, INC. (120504)							
905529881	1	Invoice	SOFTWARE UPGRADE	02/07/2018	190.00		01.16.684.00
Total AUTODESK, INC. (120504):					190.00		
AZAVAR AUDIT (120348)							
14029	1	Invoice	AUDIT FEES	02/01/2018	38.31		01.11.549.00
Total AZAVAR AUDIT (120348):					38.31		
BONNELL INDUSTRIES INC. (854)							
0179108	1	Invoice	PLOW CUTTING EDGE	02/08/2018	2,218.44		01.41.613.12
Total BONNELL INDUSTRIES INC. (854):					2,218.44		
CARD SERVICE CENTER (119840)							
021518	1	Invoice	RENTLY	02/15/2018	30.00		01.13.511.03
021518	2	Invoice	RENTLY	02/15/2018	30.00		58.54.532.00
021518	3	Invoice	CREATIVE CLOUD	02/15/2018	21.24		01.16.553.00
021518	4	Invoice	TCEDA ANNUAL MEETIN	02/15/2018	30.00		01.11.563.00
021518	5	Invoice	FURNACE FILTERS	02/15/2018	32.66		01.13.511.01
021518	6	Invoice	FURNACE FILTERS	02/15/2018	42.88		01.13.511.06
021518	7	Invoice	LIPTAK BACKUP SERVIC	02/15/2018	279.00		01.13.512.04

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
021518	8	Invoice	OFFICE SUPPLIES	02/15/2018	35.61		01.13.651.02
021518	9	Invoice	BACKUP 4 ALL/POLICE D	02/15/2018	49.99		01.21.512.00
021518	10	Invoice	LABOR LAW POSTERS	02/15/2018	23.11		01.21.565.00
021518	11	Invoice	ARC VIEW	02/15/2018	3,400.00		01.45.532.01
021518	12	Invoice	POSTAGE	02/15/2018	18.90		01.41.553.00
021518	13	Invoice	LABOR LAW POSTERS	02/15/2018	23.12		01.41.652.00
021518	14	Invoice	SUPPLIES	02/15/2018	22.80		58.54.511.00
021518	15	Invoice	SUPPLIES	02/15/2018	22.80		59.55.511.01
Total CARD SERVICE CENTER (119840):					4,062.11		
CARGILL, INC. (119097)							
2903395721	1	Invoice	SALT	02/19/2018	1,338.74		01.41.614.07
2903929457	1	Invoice	SALT	02/07/2018	1,326.93		01.41.614.07
2903932899	1	Invoice	SALT	02/08/2018	1,331.22		01.41.614.07
2903932902	1	Invoice	SALT	02/08/2018	1,332.30		01.41.614.07
2903936546	1	Invoice	SALT	02/09/2018	1,343.04		01.41.614.07
2903940445	1	Invoice	SALT	02/12/2018	1,349.48		01.41.614.07
2903947834	1	Invoice	SALT	02/14/2018	1,330.15		01.41.614.07
Total CARGILL, INC. (119097):					9,351.86		
COMPUTER DOCTORS, INC. (233)							
97460	1	Invoice	PRINTER REPAIRS	02/06/2018	168.00		01.45.532.00
Total COMPUTER DOCTORS, INC. (233):					168.00		
DALLAS CHILDREN'S ADVOCACY CENTER (120505)							
CACC18-021	1	Invoice	REGISTRATION/ANTHON	02/15/2018	530.00		01.21.563.00
Total DALLAS CHILDREN'S ADVOCACY CENTER (120505):					530.00		
DAN'S AERIAL SERVICE (119789)							
4855	1	Invoice	GRANT PARK TREE WOR	01/22/2018	19,500.00		17.52.870.04
Total DAN'S AERIAL SERVICE (119789):					19,500.00		
DEARBORN NATIONAL LIFE INS. CO (119500)							
021918	1	Invoice	EMPLOYEE LIFE INSURA	02/19/2018	989.12		01.13.452.00
Total DEARBORN NATIONAL LIFE INS. CO (119500):					989.12		
DIXON, R.K. (1)							
1880348	1	Invoice	METER CLICKS	02/12/2018	291.15		01.13.579.00
Total DIXON, R.K. (1):					291.15		
FIRE TEXT RESPONSE, LLC (119945)							
2018-1560	1	Invoice	PHONE APP FOR PAGIN	02/07/2018	500.00		22.22.929.00
Total FIRE TEXT RESPONSE, LLC (119945):					500.00		
FIRST COMMUNITY BANK (547)							
021518	1	Invoice	DEWEY/JACKSON LOAN	02/15/2018	3,837.23		60.41.720.02

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
021518	2	Invoice	DEWEY/JACKSON LOAN	02/15/2018	41,098.66		60.41.710.02
Total FIRST COMMUNITY BANK (547):					44,935.89		
GALENA CHRYSLER (82)							
69531	1	Invoice	SQUAD 3 MAINTENANCE	01/26/2018	119.66		01.21.513.06
Total GALENA CHRYSLER (82):					119.66		
GALENA GAZETTE (34)							
00059783	1	Invoice	PUBLIC NOTICE	02/09/2018	30.40		01.46.553.00
Total GALENA GAZETTE (34):					30.40		
GALENA-JDC HISTORICAL SOCIETY (119550)							
022218	1	Invoice	HISTORIC MUSEUM DON	02/22/2018	5,000.00		01.11.929.03
Total GALENA-JDC HISTORICAL SOCIETY (119550):					5,000.00		
GLOBAL EQUIPMENT COMPANY, INC. (120441)							
112156831	1	Invoice	JANITOR'S CABINET	02/02/2018	242.03		01.13.511.06
Total GLOBAL EQUIPMENT COMPANY, INC. (120441):					242.03		
GLOBAL REACH INTERNET PROD. (119792)							
90395	1	Invoice	EXCHANGE	02/06/2018	204.00		51.42.929.00
Total GLOBAL REACH INTERNET PROD. (119792):					204.00		
GUARDIAN (120502)							
020118	1	Invoice	DENTAL/VISION INSURA	02/01/2018	1,767.19		01.13.451.01
Total GUARDIAN (120502):					1,767.19		
GUY'S TRUCK & TRACTOR SERVICE (119033)							
GWI010598	1	Invoice	SQUAD #5 TOW	02/19/2018	75.00		01.21.513.06
Total GUY'S TRUCK & TRACTOR SERVICE (119033):					75.00		
HALSTEAD, DEVIN (120019)							
022018	1	Invoice	UNIFORM ITEMS	02/20/2018	133.87		01.21.471.15
Total HALSTEAD, DEVIN (120019):					133.87		
HALSTEAD, MARY L. (119966)							
022618	1	Invoice	CITY HALL JANITOR	02/26/2018	290.00		01.13.511.07
022618	2	Invoice	PUBLIC RESTROOMS AT	02/26/2018	270.00		01.13.511.08
022618	3	Invoice	MARKET HOUSE RESTR	02/26/2018	258.50		01.13.511.06
Total HALSTEAD, MARY L. (119966):					818.50		
HEALTHCARE SERVICE CORPORATION (118931)							
021518	1	Invoice	HEALTH INSURANCE	02/15/2018	32,706.82		01.13.451.00
021518	2	Invoice	HSA/FAMILY/EMPLOYEE	02/15/2018	4,361.00		01.218.0

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
021518	3	Invoice	PPO/BLUE CROSS BLUE	02/15/2018	396.00		01.218.0
021518	4	Invoice	WESTEMEIER/INSURAN	02/15/2018	1,141.60		78.32.464.02
Total HEALTHCARE SERVICE CORPORATION (118931):					38,605.42		
HEARTLAND FIRE & SECURITY (119499)							
15869	1	Invoice	FIRE ALARM INSPECTIO	02/07/2018	146.50		58.54.511.00
15869	2	Invoice	FIRE ALARM INSPECTIO	02/07/2018	146.50		22.22.611.00
Total HEARTLAND FIRE & SECURITY (119499):					293.00		
HOLLAND HEATING, AIR COND (99)							
43998	1	Invoice	HVAC	01/04/2018	2,978.48		52.43.929.00
44000	1	Invoice	HVAC	01/04/2018	731.18		52.43.929.00
Total HOLLAND HEATING, AIR COND (99):					3,709.66		
IFIBER (119998)							
1704072	1	Invoice	INTERNET	10/01/2017	300.00		22.22.929.00
Total IFIBER (119998):					300.00		
IL EPA - DIVISION OF WATER POLLUT. CONT. (118899)							
021418	1	Invoice	GEAR STREET PERMIT	02/14/2018	250.00		41.61.860.05
Total IL EPA - DIVISION OF WATER POLLUT. CONT. (118899):					250.00		
JDWI (235)							
42951	1	Invoice	SR. VAN SERVICES	01/31/2018	833.00		01.13.542.00
Total JDWI (235):					833.00		
JO CARROLL ENERGY, INC. (397)							
021518	1	Invoice	ELECTRIC/STREET LIGH	02/15/2018	675.25		15.41.572.00
021618	1	Invoice	PUBLIC WORKS/ELECTRI	02/16/2018	461.86		01.41.571.01
021618	2	Invoice	PARKS/ELECTRIC	02/16/2018	141.42		17.52.571.01
021618	3	Invoice	FIRE/ELECTRIC	02/16/2018	86.98		22.22.576.01
021618	4	Invoice	POOL/ELECTRIC	02/16/2018	365.11		59.55.571.01
Total JO CARROLL ENERGY, INC. (397):					1,730.62		
JO DAVIESS CTY GIS DEPT (330)							
012918	1	Invoice	AERIAL MAPS	01/29/2018	75.00		01.16.553.00
Total JO DAVIESS CTY GIS DEPT (330):					75.00		
JOHN DEERE FINANCIAL (119690)							
021518	1	Invoice	clothing	02/15/2018	104.97		01.41.579.02
021518	2	Invoice	TRACTOR	02/15/2018	6.94		01.41.613.10
021518	3	Invoice	TOOLS	02/15/2018	667.82		01.41.653.00
021518	4	Invoice	PARKS EQUIPMENT	02/15/2018	308.59		17.52.514.00
Total JOHN DEERE FINANCIAL (119690):					1,088.32		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
LAWSON PRODUCTS, INC. (627)							
9305593019	1	Invoice	TOOLS	02/13/2018	176.81		01.41.653.00
Total LAWSON PRODUCTS, INC. (627):					176.81		
LEXISNEXIS RISK SOLUTIONS (376)							
1343164-201	1	Invoice	INVESTIGATION PROGR	01/31/2018	32.00		01.21.652.03
Total LEXISNEXIS RISK SOLUTIONS (376):					32.00		
LITHO SPECIALISTS (63)							
28496	1	Invoice	W-2 FORMS	02/01/2018	274.75		01.13.554.00
Total LITHO SPECIALISTS (63):					274.75		
LOUIE'S AGGREGATE COMPANY (1218)							
021618	1	Invoice	SAFETY TRAINING	02/16/2018	90.00		01.41.652.05
Total LOUIE'S AGGREGATE COMPANY (1218):					90.00		
MIDWEST MEDICAL CENTER (119435)							
17001009	1	Invoice	PHYSICAL	09/30/2017	70.00		22.22.929.00
Total MIDWEST MEDICAL CENTER (119435):					70.00		
MOTOROLA SOLUTIONS - STARCOM (119812)							
020118	1	Invoice	MONTHLY RATE FOR ST	02/01/2018	10.00		01.21.549.00
Total MOTOROLA SOLUTIONS - STARCOM (119812):					10.00		
NAT'L TRUST FOR HISTORIC PRES (154)							
020918	1	Invoice	DUES	02/09/2018	60.00		01.46.561.00
Total NAT'L TRUST FOR HISTORIC PRES (154):					60.00		
NICOR (151)							
021518	1	Invoice	DEPOT BUILDING	02/15/2018	520.73		01.13.511.03
021518	2	Invoice	POOL-GAS	02/15/2018	239.67		59.55.571.02
021518	3	Invoice	TURNER HALL/GAS	02/15/2018	1,136.25		58.54.571.05
Total NICOR (151):					1,896.65		
QUILL CORP. (686)							
450775	1	Invoice	DATA STICKS	02/01/2018	59.99		01.21.652.03
Total QUILL CORP. (686):					59.99		
ROTOR ZEN HELICOPTERS (120506)							
1051	1	Invoice	DEER MANAGEMENT	02/10/2018	1,956.50		01.11.549.02
Total ROTOR ZEN HELICOPTERS (120506):					1,956.50		
TAMMY'S PIGGLY WIGGLY (120385)							
122017	1	Invoice	GIFT CARDS	12/20/2017	50.00		01.11.929.01

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total TAMMY'S PIGGLY WIGGLY (120385):					50.00		
THE PERCS INDEX INC (119859)							
31453	1	Invoice	EVIDENCE MANAGER SU	01/30/2018	500.00		01.21.652.03
Total THE PERCS INDEX INC (119859):					500.00		
TOTALFUNDS BY HASLER (119730)							
020118	1	Invoice	POSTAGE	02/01/2018	500.00		01.13.551.00
TOTALFUNDS BY HASLER (119730):					500.00		
TRI-STATE PORTA POTTY, INC. (908)							
3410	1	Invoice	DEPOT/PORTA POTTY D	02/14/2018	60.00		01.13.511.03
3410	2	Invoice	PARKS/PORTA POTTY	02/14/2018	475.00		17.52.579.01
Total TRI-STATE PORTA POTTY, INC. (908):					535.00		
VAN METER INC. (141)							
S010090567.	1	Invoice	LED BULBS	02/16/2018	570.00		01.41.614.05
S010107143.	1	Invoice	SHOP LIGHT FIXTURE	02/12/2018	222.79		01.41.511.00
Total VAN METER INC. (141):					792.79		
VERIZON WIRELESS (316)							
020118	1	Invoice	VERIZON JET PACK FOR	02/01/2018	38.03		01.21.652.03
021518	1	Invoice	FIRE DEPARTMENT/VERI	02/15/2018	76.02		22.22.652.00
Total VERIZON WIRELESS (316):					114.05		
VIGNETTES (120147)							
100172	2	Adjustmen	DEPOT RENOVATION	10/25/2017	27,275.00-		01.13.511.03
100172/2	1	Invoice	DEPOT RENOVATION	10/25/2017	13,637.50		01.13.511.03
Total VIGNETTES (120147):					13,637.50-		
WAL-MART COMMUNITY (CC) (1258)							
021518	1	Invoice	OFFICE SUPPLIES	02/15/2018	147.38		01.21.651.00
021518	2	Invoice	CLOTHING	02/15/2018	99.80		01.41.579.02
021518	3	Invoice	MISC. SUPPLIES	02/15/2018	21.57		01.41.652.00
Total WAL-MART COMMUNITY (CC) (1258):					268.75		
WEBER PAPER COMPANY (40)							
D045004	1	Invoice	SUPPLIES	02/07/2018	54.35		22.22.929.00
D045558	1	Invoice	PAPER PRODUCTS/CITY	02/16/2018	49.66		01.13.654.00
D045561	1	Invoice	JANITORIAL SUPPLIES	02/16/2018	118.90		01.13.654.00
D045562	1	Invoice	JANITORIAL SUPPLIES	02/16/2018	118.90		01.13.511.06
Total WEBER PAPER COMPANY (40):					341.81		
WERNER, CHARLES (734)							
022018	1	Invoice	UNIFORM SUPPLIES	02/20/2018	118.11		01.21.471.15

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total WERNER, CHARLES (734):					118.11		
WHITE CONSTRUCTION CO., INC. (119359)							
022618	1	Invoice	TURNER HALL JANITORI	02/26/2018	350.00		58.54.536.00
Total WHITE CONSTRUCTION CO., INC. (119359):					350.00		
Grand Totals:					188,727.85		

Report GL Period Summary

Vendor number hash:	4441019
Vendor number hash - split:	7439496
Total number of invoices:	69
Total number of transactions:	112

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	188,727.85	188,727.85
Grand Totals:	188,727.85	188,727.85