



# City of Galena, Illinois

## AGENDA

REGULAR CITY COUNCIL MEETING

MONDAY, JANUARY 14, 2019

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

ITEM	DESCRIPTION
19C-0001.	Call to Order by Presiding Officer
19C-0002.	Roll Call
19C-0003.	Establishment of Quorum
19C-0004.	Pledge of Allegiance
19C-0005.	Reports of Standing Committees
19C-0006.	Citizens Comments <ul style="list-style-type: none"> <li>• Not to exceed 15 minutes as an agenda item</li> <li>• Not more than 3 minutes per speaker</li> </ul>

### LIQUOR COMMISSION

None.

### PUBLIC HEARINGS

None.

### CONSENT AGENDA CA19-1

ITEM	DESCRIPTION	PAGE
19C-0007.	Approval of the Minutes of the Regular City Council Meeting of December 26, 2018	4-10
19C-0008.	Approval of the Third Annual Shamrock Shimmy Fun Run, 8:00 A.M. to 9:30 A.M., March 16, 2018	--
19C-0009.	Acceptance of November 2019 Financial Report	--
19C-0010.	Approval of a Loan Administration Contract with Community Funding and Planning Services for the East Side Water System Improvement Project	11-18

**UNFINISHED BUSINESS**

ITEM	DESCRIPTION	PAGE
18C-0489.	Discussion and Possible Action on Zoning Cal. No. 18PD-02, a Request by the Galena Art and Recreation Center, 413 S. Bench Street, to Rezone to Planned Unit Development with an Associated Preliminary PUD Plan	19-24

**NEW BUSINESS**

ITEM	DESCRIPTION	PAGE
19C-0011.	Presentation by Beth Baranski on the Adoption and Implementation of Galena River Watershed-Based Plan	25-26
19C-0012.	Quarterly Report by the Greater Galena Marketing Initiative	27-31
19C-0013.	Presentation by Water and Sewer System Contract Operator, Veolia, on Asset Management Program	--
19C-0014.	First Reading of an Ordinance for a Text Amendment to Allow Artisan Studios by Special Use in Low and Medium Density Residential Districts	32-39
19C-0015.	First Reading of an Ordinance to Accept Ownership by Dedication of the Public Streets, Water Distribution System, and Storm Water System in the Gateway Park Subdivision in the City of Galena	40-47
19C-0016.	Discussion and Possible Action on a Restrictive Covenant Regarding Storm Water Drainage in Gateway Park	48-59
19C-0017.	Discussion and Possible Action on Grant from the Illinois Department of Commerce and Economic Opportunity for Restrooms at Gateway Park	60-61
19C-0018.	Discussion and Possible Action on an Amendment to the Construction Observation Contract with WHKS Engineering Services for the Gear Street Project	62
19C-0019.	Warrants	63-71
19C-0020.	Alderspersons' Comments	
19C-0021.	City Administrator's Report	
19C-0022.	Mayor's Report	
19C-0023.	Adjournment	

**CALENDAR INFORMATION**

<b>BOARD/COMMITTEE</b>	<b>DATE</b>	<b>TIME</b>	<b>PLACE</b>
City Council	Mon. Jan. 28	6:30 P.M.	City Hall, 101 Green Street
Historic Preservation Comm.	Thurs. Feb. 7	6:30 P.M.	City Hall, 101 Green Street
Zoning Board of Appeals	Wed. Feb. 13	6:30 P.M.	City Hall, 101 Green Street

Please view the full City of Galena Calendar at [www.cityofgalena.org](http://www.cityofgalena.org)

Posted: Thursday, January 10, 2018 at 4:00 p.m. Posted By:

**MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 26 DECEMBER 2018**

**18C-0477 – 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 26 December 2018.

**18C-0478 – ROLL CALL**

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

**18C-0479 – ESTABLISHMENT OF QUORUM**

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

**18C-0480 – PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**18C-0481 - REPORTS OF STANDING COMMITTEE**

None.

**18C-0482 – CITIZENS COMMENTS**

None.

**LIQUOR COMMISSION**

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

**Discussion:** None.

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

The motion carried.

**18C-0483 – DISCUSSION AND POSSIBLE ACTION ON A CHANGE OF LOCATION FROM 215 DIAGONAL STREET TO 239 NORTH MAIN STREET FOR AYALAS RESTAURANT INTERNATIONAL FOOD & DRINK, Inc., FORMERLY AYALAS MEXICAN AMERICAN STEAK HOUSE, INC.**

**Motion:** Hahn moved, seconded by Bernstein, to approve the request for change of location from 215 Diagonal Street to 239 North Main Street for Ayalas Restaurant International Food & Drink, Inc., formerly known as Ayalas Mexican American Steak House, Inc.

**Discussion:** None.

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

The motion carried.

**Motion:** Allendorf moved, seconded by Hahn, to adjourn as the Liquor Commission and reconvene as the City Council.

**Discussion:** None.

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

The motion carried.

**CONSENT AGENDA CA18-24**

**18C-0484 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 10, 2018**

**18C-0485 – APPROVAL OF SECOND ANNUAL FALL HALF MARATHON AND 8K ON THE GALENA RIVER TRAIL, OCTOBER 26, 2019**

**18C-0486 – APPROVAL OF AN AGREEMENT WITH GALENA COUNTRY FAIR FOR USE OF GRANT PARK, OCTOBER 10-13, 2019 FOR COUNTRY FAIR**

**18C-0487 – APPROVAL OF 2019 GENERAL PUBLIC TRANSPORTATION AGREEMENT BETWEEN CITY OF GALENA AND JO DAVIESS COUNTY TRANSIT**

**Motion:** Kieffer moved, seconded by Allendorf, to approve Consent Agenda, CA18-24, with the exception of item 18C-0487.

**Discussion:** None.

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

The motion carried.

**UNFINISHED BUSINESS**

**18C-0467 – DISCUSSION AND POSSIBLE ACTION ON RATE AND POLICY CHANGES FOR TURNER HALL**

**Motion:** Allendorf moved, seconded by Kieffer, to approve the rate and policy changes for Turner Hall.

**Discussion:** Allendorf was pleased to see that the rates for residents were kept the same. He recommended defining “resident” sometime down the line. Council thanked Janelle Keefer for doing a great job with Turner Hall.

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

The motion carried.

**NEW BUSINESS**

**18C-0488 – WATER AND WASTEWATER OPERATIONS AND MAINTENANCE REPORT FROM VEOLIA**

Trotter reported the Veolia computer doesn't like the American Water reports. He will be working on redoing the reports and is open to any suggestions for changes.

Trotter gave a summary of the year and reported it was a good year and they were able to get a lot done.

Fach questioned if they track the water levels in the wells. Trotter advised there is a running record over the years that have been tracked through the SCADA system. They know what the level is when pumping and not pumping. It has been flat. He is not worried about running out of water.

Bernstein questioned why the effluent flow is greater than the daily water production. Trotter advised it has to do with influent flows into the wastewater collection system such as storm water.

Bernstein questioned the unaccounted water shown in the reports. Trotter advised a lot of this is from leaking pipes and inaccuracy in meters.

Hahn noted the City has a lot of aging pipes that are in need of replacement or repair. He feels it could be catastrophic at some point in time if we don't get a program in place to work on the older mains.

**18C-0489 – DISCUSSION AND POSSIBLE ACTION ON ZONING CAL. NO. 18PD-02, A REQUEST BY THE GALENA ART AND RECREATION CENTER, 413 S. BENCH STREET, TO REZONE TO PLANNED UNIT DEVELOPMENT WITH AN ASSOCIATED PRELIMINARY PUD PLAN**

**Discussion:** Renner stated he was not happy with the water feature in front. He felt it was a safety and maintenance issue. He was not in favor of any type of water feature in the front yard. Bernstein agreed.

Westemeier stated he is in favor of the plans for the inside of the building. He recommended waiting a year on the water feature. He is concerned it will be a liability issue. He noted the plan includes 4 parking spaces on the left side. He is concerned that isn't enough when they could potentially have 20 people there at a time.

Nack advised the preliminary plan came to the council with five recommendations. If the Council agrees, it will go back to the Zoning Board and they will approve the final plan. The Council can deny, approve or modify the preliminary plan.

**Motion:** Hahn moved, seconded by Allendorf, to send the preliminary plan back to the Zoning Board with the recommendation to look at items 1-4 with the elimination of number 5 under the conditions.

**Discussion:** None.

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

The motion carried.

**18C-0490 – FIRST READING OF AN ORDINANCE AMENDING THE ZONING MAP FOR 413 S. BENCH STREET FROM LOW DENSITY RESIDENTIAL TO PLANNED UNIT DEVELOPMENT**

**Motion:** Hahn moved, seconded by Kieffer, to postpone item 18C-0490 to the next meeting.

**18C-0491 – DISCUSSION AND POSSIBLE ACTION ON ZONING CAL. NO. 18A-04, A REQUEST BY PAUL PENDOLA, 306 S. PROSPECT STREET, FOR A TEXT AMENDMENT TO ALLOW AN ARTISAN STUDIO BY SPECIAL USE IN LOW AND MEDIUM DENSITY RESIDENTIAL DISTRICTS**

**Motion:** Hahn moved, seconded by Westemeier, to approve Zoning Cal. No., 18A-04, a request by Paul Pendola, 306 S. Prospect Street, for a text amendment to allow an artisan studio by special use in Low and Medium Density Residential Districts, 18C-0491.

**Discussion:** None.

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

The motion carried.

**18C-0492 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT FOR ASH TREE REMOVAL, STUMP GRINDING AND TURF RESTORATION**

The following tree removal bids were received:

Company	Company Location	Total Cost
White's Lawn Care	Galena, IL	\$121,590
Wiezorek Timber Co.	Dubuque, IA	\$214,200

Although 153 trees were in the bid, the Public Work's Department has been removing smaller trees as time allows. They have identified 40 trees that they expect to remove by early summer. Bidders were made aware that some trees, especially those under 12 inches in diameter, could be removed by the contract. After removing these trees, the adjusted bid totals are as follows:

Company	Company Location	Total Cost
White's Lawn Care	Galena, IL	\$116,973
Wiezorek Timber Co.	Dubuque, IA	\$183,000

Moran advised, White's Lawn Care, is agreeable to work on a time and materials basis. The Public Works Department will do the sodding and seeding. This would take approximately \$10,000 off the price. Work is to be completed by June 30, 2019.

**Motion:** Kieffer moved, seconded by Hahn, to award the contract to White's Lawn Care on a time and materials basis of \$400 per hour with the total contract amount not to exceed \$105,983 with all work to be complete by June 30, 2019.

**Discussion:** Council discussed postponing the work until the money can be put in the new budget; however, decided it is a safety matter that needs to be addressed as soon as possible.

Moran will work with the contractor on addressing the worst trees first.

**Roll Call:** AYES: Allendorf, Bernstein, Fach, Hahn, Kieffer, Westemeier  
 NAYS: None

The motion carried.

**18C-0493 – FIRST READING OF AN ORDINANCE ABATING CERTAIN TAXES HERETOFORE LEVIED BY THE CITY OF GALENA FOR THE 2010 SEWER BONDS**

**Motion:** Fach moved, seconded by Kieffer, to approve an ordinance abating certain taxes heretofore levied by the City of Galena for the 2010 Sewer Bonds in the amount of \$563,745.00, 18C-0493, later amended to include waiving the second reading.

**Discussion:** None.

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

The motion carried.

**18C-0494 – FIRST READING OF AN ORDINANCE ABATING CERTAIN TAXES  
HERETOFORE LEVIED BY THE CITY OF GALENA FOR THE 2012A SEWER BONDS**

**Motion:** Kieffer moved, seconded by Allendorf, to approve an ordinance abating certain taxes heretofore levied by the City of Galena for the 2012A Sewer Bonds in the amount of \$307,000.00 and waive the second reading.

**Discussion:** None.

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

The motion carried.

**18C-0495 – FIRST READING OF AN ORDINANCE ABATING CERTAIN TAXES  
HERETOFORE LEVIED BY THE CITY OF GALENA FOR THE 2012B SEWER BONDS**

**Motion:** Hahn moved, seconded by Allendorf, to approve an ordinance abating certain taxes heretofore levied by the City of Galena for the 2012B Sewer Bonds in the amount of \$111,450 and waive the second reading.

**Discussion:** None.

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

The motion carried.

**18C-0496 – FIRST READING OF AN ORDINANCE ABATING CERTAIN TAXES  
HERETOFORE LEVIED BY THE CITY OF GALENA FOR THE PALACE CAMPGROUND**

**Motion:** Allendorf moved, seconded by Hahn, to approve an ordinance abating certain taxes heretofore levied by the City of Galena for the Palace Campground and waive the second reading.

**Discussion:** None.

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

The motion carried.

**Motion:** Allendorf moved, seconded by Bernstein, to reconsider item 18C-0493.

**Discussion:** None.

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

The motion carried.

**Motion:** Fach moved, seconded by Allendorf, to amend the motion to include waiving the second reading.

**Discussion:** None.

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

The motion carried.

**18C-0497 – DISCUSSION AND POSSIBLE ACTION ON AGREEMENT WITH MEDIACOM COMMUNICATIONS TO OCCUPY CITY OF GALENA PROPERTY WITH EQUIPMENT FOR WI-FI SERVICE**

**Motion:** Hahn moved, seconded by Kieffer, to approve an agreement with Mediacom Communications to occupy City of Galena Property with Equipment for WI-FI Service.

**Discussion:** Bernstein questioned if there would be an overlap with Sand Prairie. Moran advised this is just a matter of Mediacom wanting to hook up their customers.

**Roll Call:** AYES: Fach, Hahn, Kieffer, Westemeier, Bernstein, Renner  
NAYS: None  
ABSTAIN: Allendorf

The motion carried.

**18C-0498 – DISCUSSION AND POSSIBLE ACTION ON 2020-2024 CAPITAL IMPROVEMENT PLAN**

**Motion:** Hahn moved, seconded by Fach, to approve the 2020-2024 Capital Improvement Plan.

**Discussion:** Hahn explained the Capital Improvement Plan is a projection of what we expect to accomplish through these years. It doesn't mean it cannot be changed if some streets get in disrepair before another one.

Westemeier agreed, stating he feels there are some streets that should be moved up.

Bernstein stated she would like to see the Madison and 5<sup>th</sup> Street sewer extension moved up. It has been given a low priority. She feels the City needs to rethink extending sewer mains to some of those areas given the recommendations provided by the League of Women Voters pointing out that septic systems can be problematic in contamination of ground water. Hahn agreed.

Moran advised he will bring the street plan back in early summer prior to going out for bids.

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

The motion carried.

**18C-0499 – WARRANTS**

**Motion:** Kieffer moved, seconded by Hahn, to approve the Warrants as presented with the addition of the following:

US Bank & Trust	\$286,000.00	Debt Service
US Bank & Trust	\$421,872.50	Debt Service

**Discussion:** None.

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

The motion carried.

**18C-0500 – ALDERPERSONS’ COMMENTS**

**Turner Hall Committee** – Fach distributed copies of the Turner Hall Committee meeting minutes.

Council wished all a belated Merry Christmas and a Happy and Prosperous New Year.

**Thank you** – Westemeier thanked the staff and council for a good year and their dedication. The Council had a 98 percent attendance rate this year for the members. Happy New Year!

**Thank you** – Bernstein thanked staff for the great work they do and wished all a Happy New Year.

**18C-0501 – CITY ADMINISTRATOR’S REPORT**

**Budget** – Moran distributed the proposed budget schedule.

**Bids**- Bids will be going out for the downtown sidewalks, the canoe/kayak park and the East Side water main. Staff will be working behind the scenes for construction next summer.

**18C-0502 – MAYOR’S REPORT**

Mayor Renner thanked everyone for a great year. Everyone does a terrific job. Happy New Year!

**18C-0503 - ADJOURNMENT**

**Motion:** Kieffer moved, seconded by Hahn, to adjourn.

**Discussion:** None.

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

The motion carried.

The meeting adjourned at 7:23 p.m.

Respectfully submitted,



Mary Beth Hyde  
City Clerk

# CITY OF GALENA, ILLINOIS

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



## MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator 

DATE: January 10, 2019

RE: East Side Water System Project Loan Administration

We are fast approaching the bidding of the East Side Water System Improvement Project. When bidding is complete, the final loan agreement with the Illinois Environmental Protection Agency (IEPA) will be prepared and presented to the council. At that time, we will know whether we will receive 75% forgiveness of the loan principal. Assuming we receive 75% loan forgiveness and enter into the loan agreement with the IEPA, loan administration services would be required. I am attaching the proposed loan administration services agreement from Community Funding and Planning Services. The firm is currently preparing the comprehensive loan application on behalf of the City.

The complete list of loan administration services is provided in the proposed agreement. The cost of the services would be \$35,000. All administration services would be eligible expenses for the loan proceeds. The agreement would be contingent on the execution of the IEPA loan agreement. If the council chooses not to proceed with the water system improvement project, the loan administration contract would be null and void.

I recommend you approve the loan administration agreement.

## AGREEMENT FOR PROFESSIONAL SERVICES

Community Funding & Planning Services enters into an Agreement with the City of Galena for Loan Administrative Services.

**Project Name:** IEPA Administration of Water System Improvements Project

**Project Services:** Professional services to administer the City's Public Water Supply Loan from the Illinois Environmental Protection Agency. See attached Scope of Services.

**Project Timeframe:** Start – January 2019  
End – June 2020

**Project Fee:** \$35,000 – invoiced monthly as services are rendered  
*TO BE PAID WITH IEPA LOAN FUNDS*

This authorization for the work described above shall serve as the Agreement between Community Funding & Planning Services and the City of Galena. Work shall commence on this project in accordance with your written authorization. This authorization is acknowledged by the signatures of the authorized representatives of the parties to this Agreement. Should the City decide to not enter into a loan agreement with IEPA for the water project, this contract for loan administration services is null and void.

### Community Funding & Planning Services



Sharon L. Pepin, Owner  
118 S. Main Street, Stockton, IL 61085  
815-947-8224 / 815-947-8225 (fax)

Date: 1-14-2019

ACCEPTED BY:

**City of Galena**

\_\_\_\_\_  
Terry Renner, Mayor  
101 Green Street, Galena, IL 61036  
(815) 777-1050

Date: \_\_\_\_\_

## SCOPE OF SERVICES

### IEPA PUBLIC WATER SUPPLY LOAN PROJECT ADMINISTRATION

The City of Galena has received an Illinois Environmental Protection Agency (IEPA) low-interest loan for its Water System Improvements Project. Professional project administration services are outlined below:

#### PROJECT SCOPE OF SERVICES:

- Review IEPA Loan Agreement with City of Galena
- Verify contractor and subcontractor eligibility and non-debarment
- Review construction related documents; secure signatures; submit to IEPA
- Conduct pre-construction conference as it relates to IEPA requirements; review applicable rules with prime contractors
- Attend monthly project meetings to maintain project status
- Attend / provide updates at committee meetings on status of project with City
- Review Change Orders and submit to IEPA for review/approval
- Review and process Contractor's Application(s) for Payment (received from engineer). All requests will be reviewed and approved at the Committee level and by the City Council prior to requesting funds from IEPA.
- Create and maintain financial spreadsheet for loan disbursement requests
- Prepare and submit appropriate loan disbursement paperwork to IEPA
- Conduct on-site employee interviews
- Review contractor and subcontractor payroll records for wage rate compliance
- Assist City in resolving labor standards compliance issues
- Establish and maintain loan administration files
- On-going correspondence with EPA
- Review of City ordinances required by EPA
- Review water user fee and debt service fee
- Review final loan amount and repayment amount when project is completed and all EPA funds have been drawn down
- Secure updated loan amortization schedule
- Secure breakdown of Federal and State funds disbursed; inform City if single audit is required
- Prepare project closeout certifications; assist City with completion of closeout

#### Audit, Access to Record Clause:

a) Subsections (a) through (e) below shall be included in all contracts and all subcontracts directly related to project services that are in excess of \$25,000.

b) Books, records, documents and other evidence directly pertinent to performance of Illinois Environmental Protection Agency ('Agency') loan work under this agreement shall be maintained consistent with generally accepted accounting standards in accordance with the American Institute of Certified Public Accountants Professional Standards (666 Fifth Avenue, New York, New



York 10019; June 1, 1987). The Agency or any of its duly authorized representatives shall have access to such books, records, documents and other evidence for the purpose of inspection, audit and copying. Facilities for such access and inspection shall be provided.

c) Audits conducted pursuant to this provision shall be in accordance with generally accepted auditing standards.

d) Disclosure of all information and reports resulting from access to records pursuant to subsection (b) above shall be provided to the Agency. The auditing agency will afford the engineer an opportunity for an audit exit conference and an opportunity to comment on the pertinent portions of the draft audit report. The final audit report will include the written comments, if any, of the audited parties.

e) Records under subsection (b) above shall be maintained and made available during performance of project services under this agreement and until five years after the final loan closing. In addition, those records which relate to any “dispute” appeal under an Agency loan agreement, or litigation, or the settlement of claims arising out of such performance, or costs or items to which an audit exception has been taken, shall be maintained and made available until three years after the date of resolutions of such appeal, litigation, claim or exception;

**Covenant against Contingent Fees:**

The Project Loan Administrator warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bonafide employees. For breach or violation of this warranty, the loan recipient shall have the right to annul this agreement without liability or in its discretion to deduct from the contract price or consideration or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee;

**Equal Opportunity Provisions:**

1. Equal Opportunity Compliance: The LOAN ADMINISTRATOR agrees to comply with the Civil Rights Act of 1964 and Section 109 of the Housing and Community Development Act of 1974, described as follows:

a. Civil Rights Act of 1964. Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits, or be subject to discrimination under a program or activity receiving federal financial assistance.

b. Section 109 of the Housing and Community Development Act of 1974. No person in the United States shall, on the ground of race, color, national origin, sex, age or handicap be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

2. Equal Opportunity Compliance. The LOAN ADMINISTRATOR and OWNER shall comply with Executive Order 11246 entitled, “Equal Employment Opportunity,” as amended by Executive order 11375, and as supplemented in Department of Labor regulations 41 CFR Part 60.



3. Access to Records. The LOAN ADMINISTRATOR agrees to provide to the OWNER, the Federal Grantor Agency, the Comptroller General of the United States, or an of their duly authorized representatives, access to any books, documents, papers and records of the LOAN ADMINISTRATOR which are directly pertinent to the specific contract, for the purpose of making audit, examination, excerpts and transcriptions.

**Executive Orders 11246 and 11375:**

LOAN ADMINISTRATOR will comply with all provisions of Executive Orders 11246 and 11375. During the performance of this Contract, the LOAN ADMINISTRATOR agrees as follows:

- 1) The LOAN ADMINISTRATOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The engineer will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The LOAN ADMINISTRATOR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
- 2) The LOAN ADMINISTRATOR will, in all solicitations, or advertisement for employees placed by or on behalf of the LOAN ADMINISTRATOR, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
- 3) The LOAN ADMINISTRATOR will send to each labor union or representative of workers with which he has a collective bargaining agreement or other Contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the LOAN ADMINISTRATOR'S commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- 4) The LOAN ADMINSTRATOR will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations, and relevant order of the Secretary of Labor.
- 5) The LOAN ADMINISTRATOR will furnish all information and reports required by the Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.



6) In the event of the LOAN ADMINISTRATOR'S noncompliance with the nondiscrimination clauses of this Contract or with any such rules, regulations or orders, this Contract may be canceled, terminated or suspended in whole or in part and the LOAN ADMINISTRATOR may be declared ineligible for future government Contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

7) The LOAN ADMINISTRATOR will include the provision of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The LOAN ADMINISTRATOR will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance; provided, however, that in the event the LOAN ADMINISTRATOR becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the LOAN ADMINISTRATOR may request the United States to enter into such litigation to protect the interests of the United States.

**Title VI of the Civil Rights Act of 1964:**

This act provides that no person shall be excluded from participation, denied benefits, or subjected to discrimination on the basis of race, color, or national origin under any program or activity receiving federal financial assistance.

**Section 109 of Title 1 of the Housing and Community Development Act:**

This act provides that no person shall be excluded from participation, including employment, denied program benefits, or subjected to discrimination on the basis of race, color, physical or mental disabilities, national origin, sex, handicap, religion or religious affiliation, or age under any program or activity funded in whole or in part under Title 1 of this act.

**Section 3 of the Housing and Urban Development Act of 1965 (as amended):**

This act provides that, to the greatest extent feasible, opportunities for training and employment that arise through HUD-financed projects shall be given to lower-income residents of the project area. Section 3 also provides that Contracts awarded in connection with such project be awarded to businesses located in, or owned in substantial part by persons residing within, the project area.

The parties of this Contract will comply with the provisions of said Section 3 and certify and agree that they are under no contractual obligation or other disability which would prevent them from complying with these requirements.

**The Americans with Disabilities Act (P.L. 101-336, 42 U.S.C. 12101-12213):**

This act guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, state and local government services and telecommunications.



**Access to and Maintenance of Records:**

The LOAN ADMINISTRATOR must maintain all required records for five years after final payments are made and all other pending matters are closed. At any time during normal business hours and as frequently as is deemed necessary, the LOAN ADMINISTRATOR shall make available and furnish all information and reports required, and will permit access to books, records, and accounts by the Owner, Department of Housing and Urban Development, the Secretary of Labor, the Department of Economic Development or their authorized representatives, for purposes of investigation to ascertain compliance.

**Termination:**

The OWNER and/or the LOAN ADMINISTRATOR shall have the right to terminate this Contract at any time by giving at least ten (10) days notice in writing. The notice shall specify the effective date of such termination. Upon cancellation, the OWNER will be responsible only for those costs incurred by the LOAN ADMINISTRATOR to the date of Termination. In the event of termination, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the LOAN ADMINISTRATOR under this Contract shall, at the option of the City, become its property and the LOAN ADMINISTRATOR shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

**Clean Air and Water Acts:**

- Section 306 of the Clean Air Acts [42 U.S.C. 1857 (h)]
- Section 508 of the Clean Water Act [33 U.S.C. 1368]
- Executive Order 11738
- EPA Regulations - 40 CFR, Part 15

In accordance with the Clean Air and Water Act, the LOAN ADMINISTRATOR agrees as follows:

- 1) The LOAN ADMINISTRATOR will work with the Engineer who will certify that any facility to be utilized in the performance of any nonexempt contract or subcontract is not listed on the List of Violation Facilities issued by the Environmental Protection Agency pursuant to 40 CFR 15.20.
- 2) The LOAN ADMINISTRATOR will work with the Engineer who agrees to comply with all the requirements of Section 114 of the Clean Air Act, as amended, (42 U.S.C. 1857c-8) and Section 308 of the Federal Water Pollution Control Act, as amended (33 U.S.C. 1318) relating to inspection, monitoring, entry, reports, and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.
- 3) The LOAN ADMINISTRATOR will work with the Engineer who agrees that as a condition for the award of a Contract, prompt notice will be given of any notification received from the Director, Office of Federal Activities, Environmental Protection Agency, indicating that a facility utilized or to be utilized for the Contract is under consideration to be listed on the Environmental Protection Agency List of Violating Facilities.
- 4) The LOAN ADMINISTRATOR will work with the Engineer who agrees that it will include or cause to be included the criteria and requirements in Paragraph (1) through (4) of this section in every



nonexempt subcontract and require every subcontractor to take such action as the Government may direct as a means of enforcing such provisions.

**Affirmative Action:**

The LOAN ADMINISTRATOR agrees to take affirmative steps to assure that disadvantaged business enterprises are utilized when possible as sources of supplies, equipment, construction and services in accordance with the Clean Water Loan Program rules. As required by the award conditions of USEPA's Assistance Agreement with the Illinois Environmental Protection Agency (IEPA), the LOAN ADMINISTRATOR acknowledges that the fair share percentages are 5% for MBE's and 12% for WBE's.

**Non-Discrimination:**

The contractor (engineer) shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The contractor shall carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the contractor to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.



Resolution No. \_\_\_\_\_

**ZONING BOARD OF APPEALS**

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

**REGARDING**

**CALENDAR NUMBER:** Cal. No. 18PD-02

**APPLICATION BY:** Adam Johnson and Galena Art & Recreation Center – 413  
South Bench Street, Galena, IL 61036

**FOR:** Request for Preliminary Plan approval and Rezoning for a  
Planned Unit Development with an underlying district of  
Low Density Residential to allow proposed uses.

**PROCEDURES**

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on November 14, 2018 and by directed continuance on December 12, 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 subject property is located at 413 South Bench Street and is commonly known as the Art & Recreation Center. The property consists of approximately 0.77 acres or 30,015 square feet and is situated along South Bench Street overlooking the Downtown Commercial area. A narrative is included with locational and district maps from the applicant to describe the scope of the project for your understanding. The district map colors are explained as: orange = LDR zoning and blue = DC zoning.

The applicant is requesting rezoning of the property from Low Density Residential to Planned Unit Development for a site with an underlying default district of Low Density Residential and approval of a Preliminary PUD Plan which includes changes to land use and associated site improvements. Rezoning to a PUD is the most appropriate process to address the proposed land uses and intensity standards for the site and district. The existing site, structure and use of the property are existing, non-conforming and, unless a proposed use matched the existing use, it would be difficult to find an adaptive use allowable in the Low Density Residential district to suit the property due to its vast scale and original purpose.

As a point of reference, the existing land use on the property is Indoor Institutional with accessory outdoor recreational uses on the playground. The current intensity at the site is as follows:

1. Floor Area Ratio: 0.47
2. Daily intensity:
  - a. Summer months (10 weeks): 50 children, 12 staff, Mon.-Fri. 8AM-6PM;
  - b. Remaining months: 20 children, 7 staff, Mon.-Fri. 8AM-6PM;
  - c. Daily classes: 10-15 people, all year extending into the evenings until 8PM;
  - d. Basketball: Sunday evenings, 6PM-8PM;
3. Parking: No off-street parking, three spaces reserved on-street, day-care and classes mostly drop-offs and pick-ups on-street.

The property sits within an existing transitional area from downtown land uses to the East to residential, guest accommodations and indoor institutional land uses to the North, South and West.

Proposed land uses:

Essentially, the applicant proposes to market the property to bring interest groups to Galena to stay at the property and use amenities such as a large kitchen, gymnasium and proposed plunge pool. Groups could include a variety of interests and demographics for a proposed maximum occupancy of 20 persons. The breakdown of uses relative to our standard table include:

1. Guest Accommodations – this proposal requests transient lodging for up to 20 persons.
2. Indoor Commercial Entertainment –the amenities of the structure would provide accessory entertainment to the guests. The applicant lists indoor entertainment on the drawings and narrative as cooking classes, sporting activities in the gym and performances on the stage.
3. Outdoor Recreation – the applicant proposes an outdoor plunge pool, approximately 5’ wide x 10’ long x 3’ deep, in the North lot in the front yard.

At their regular meeting on November 14, 2018, the Zoning Board of Appeals directed a continuance of the public hearing in order for the applicant to clarify the proposed plan and return with the update at the December 12<sup>th</sup> meeting. The presentation of new information and testimony required the public hearing to be re-opened. Items to be clarified were: indoor entertainment activities and the details of the proposed plunge pool.

At their regular meeting on December 12, 2018, the Zoning Board of Appeals re-opened the public hearing and subsequently voted to recommend approval of the rezoning and preliminary plan of the Planned Unit Development with an underlying district of Low Density Residential. The ZBA made the approval with certain conditions for each of the proposed land uses, listed in the recommendation below.

At their regular meeting on December 26, 2018, the City Council moved to send the preliminary plan and rezoning back to the ZBA with recommendation to look at items 1-4 with the elimination of item 5 under the conditions.

At their regular meeting on January 9, 2019, the ZBA voted to remove item 5 from the conditions, eliminating the plunge pool and send forth a positive recommendation to approve the request with conditions 1-4, included below.

**Testimony Presented on Behalf of the Applicant:**

Refer to minutes from November 14 and December 12, 2018 ZBA meetings, attached.

- Adam Johnson, Architect, 411 Fourth Street, Galena, IL, presented on behalf of the applicant.
- Dave Decker, 413 S Bench Street, Galena, IL spoke in favor as the Director of the ARC.
- Mark Schlenker, 348 Snipe Hollow Rd, Elizabeth, IL spoke in favor as the applicant.

**Testimony Presented in Opposition to the Request:**

- John Carey, 501 S Bench Street, Galena, IL spoke in opposition to the request.
- Dennis Dunton, 407 S Bench Street, Galena, IL spoke in opposition to the request.
- Ilisa Farrell, 505 S Bench Street, Galena, IL spoke in opposition to the request.
- Diane Chekkin, 414 S Bench Street, Galena, IL spoke in opposition to the request.
- Christy Wheatley, 518 Hill Street, Galena, IL spoke in opposition to the request.
- Nick Hyde, 1429 Elm Street, Galena, IL spoke in opposition to the request on behalf of the neighbors.

**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) describes the Standard Residential Zoning Districts.
- Article 2, Table 154.204.1 lists the Bulk Standards for Nonresidential Structures.
- Article 2, Table 154.208.1 lists the Intensity Standards for Nonresidential uses.
- Article 3, Section 154.301 sets forth the criteria for Planned Unit Developments (PUD).
- Article 3, Section 154.301(E) lists and describes the criteria for Planned Unit Development Types which include Planned Unit Development Districts and Planned Unit Development Sites.
- Article 4, Table 154.403.1 lists the land uses permitted by right or by special uses for each zoning district.
- Article 6, Section 154.601 sets forth the criteria for Off-Street Parking and Traffic Control Standards.
- Article 6, Section 154.604 sets forth the criteria for private-development Lighting Standards.
- Article 6, Section 154.605 sets forth the criteria for Landscaping Standards.
- Appendix A provides the City's Lighting Standards and Requirements.
- Article 9, Section 154.914 lists and describes the elements for Site Plan Review
- Article 9, Section 154.918 and Table 154.918.1 set forth the procedure for Required Non-Administrative Development Review.
- Article 9, Section 154.919 lists and describes the Non-Administrative Development Review Common Elements of Procedure.
- Article 9, Section 154.920 sets forth the purpose, applicability, approval criteria, decision-maker, and application and review procedures for Rezoning.
- Article 9, Section 154.923 sets forth the criteria for approval of PUD Rezoning and Plan Review.

**DETERMINATION**

Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by Adam Johnson and Galena ARC to rezone to Planned Unit Development for a site, with an underlying default district of Low Density Residential, and Preliminary Plan to allow proposed uses 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.; *N/A*
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; *This has been addressed.*
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.*
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; *This is true.*
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 *The design fits within the site and is appropriate.*
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. *There will be a benefit to the community.*

And;

**Preliminary PUD Plan** – A preliminary development plan application shall demonstrate conformance with all of the following:

- a. The ODP review criteria in division (B) above; *Plan meets the ODP criteria.*
- b. The applicable preliminary plat criteria in [Chapter 153](#), Subdivision Regulations; *n/a*
- c. The applicable site plan review criteria in § [154.914](#); *Plan meets site plan review criteria.*
- d. The approved ODP, if applicable; *n/a*
- e. An appropriate, specific density/intensity of uses for all areas included in the preliminary plan approval; and *The proposed intensity of use is appropriate for the site.*
- f. For a PUD/TND District, the area of the plan is at least five acres in size or as specified in an applicable approved ODP, or as identified in § [154.301](#). *n/a*

### **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 Adam Johnson and Galena ARC to rezone to Planned Unit Development for a site, with an underlying default district of Low Density Residential, to allow proposed uses should be approved with the following conditions:

1. Use of the gymnasium for all typical gym sports, including basketball, volleyball, dodge ball, etc. and for active training or exercise classes or groups, such as martial arts or aerobics classes. Use of gymnasium may also include use of the stage for rehearsals for plays or similar activities. This may be used by renters, local groups using the gym for practices and open gym periods for public use. The ARC intends to continue some gym use. Use of music or amplifiers will be limited to levels that are not distracting from the exterior. Hours for use will be 6 am to 10 pm all year. This use may include up to 30 or 40 people depending on the size of teams for the sport. Separate lodging use would not occur during this use, the building would be otherwise empty.
2. Use of the building for a festival event such as a music event, theater event, or other social gathering or event which may occur over a weekend, up to 3 events a year. These events may gather large groups of people, as many as 100. These events will be planned and scheduled events such as a recital or a theater performance. Or, an event could be a graduation from a group or class, an anniversary party, or other similar large, celebratory party.
3. Use of whole building by groups which will stay in the lodging and use the building facilities during that stay. This would include the use of the Gym and Lounge. There would be no day of time limit to the use of the Gym or Lounge and guests may use the facilities all night if desired as long as no outside noise disruption occurs. Use of the

Patio would be limited to sunrise to 10 pm weekends, 9 pm weekdays. Lodging is limited to All year use when building is not otherwise in use

4. Lodging without use of gym limited to 20 guests. Rooms may be rented in groups or individually to separate parties. All year use when building is not otherwise in use.

PASSED AND APPROVED this 9<sup>th</sup> day of January, A.D. 2019, by the Galena Zoning Board of Appeals by a vote of 6 ayes, 1 nays, 0 absent, 0 abstain, 0 recused.

---

John Rosenthal, Chairperson

Beth Baranski  
1015 South Bench Street  
Galena IL 61036  
563/580-6192  
beth@bhms-arch.com

November 26, 2018

Galena City Hall  
101 Green Street  
Galena, Illinois 61036

**Re: Galena River Watershed-based Plan**

Dear Mayor Renner, Council members and City Staff:

I am pleased to offer you a copy of the completed watershed-based plan for the Galena River. The planning committee attempted to make this plan a concise and readable document, and I hope you will find it so. Also included here is a copy of the brochure we created for the plan, and a 32 GB flash drive that contains a digital version of the plan, the *Galena River Watershed Inventory*, and the Illinois EPA *Galena/Sinsinawa Rivers Watershed TMDL Report*.

The Planning Committee is now turning its attention to implementation of the plan. I would like to address the council at an upcoming meeting to talk about the role the City might want to play in moving various aspects of the plan forward. In particular, I hope you will consider the following:

- Adopting the plan
- Making the brochure available to the public at City Hall
- Identifying goals and objectives that might involve the City (pages 14-17)
- Applying for an IEPA 319 grant to address the two high priority detention basin projects on city property (pages 20, 25-26)
- Developing a strategy for prioritizing and completing other projects

As you read through the plan, please feel free to contact me if you have any questions.

Sincerely,



Beth Baranski



# ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

BRUCE RAUNER, GOVERNOR

ALEC MESSINA, DIRECTOR

OCT 18 2018

Ms. Audra Wilson – Executive Director  
League of Women Voters of Illinois Education Fund  
332 South Michigan Avenue, Suite 634  
Chicago, Illinois 60604

Re: Watershed-based or Alternative Plan Approval  
*Galena River Watershed-based Plan: Phase 1*

Dear Ms. Grimm:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the *Galena River Watershed-based Plan: Phase 1* for consistency with U.S. Environmental Protection Agency's (EPA) watershed-based plan guidance found in Appendix C of the Nonpoint Source Program and Grants Guidelines for States and Territories dated April 12, 2013.

Accomplishing the goals of the recently updated Illinois' Nonpoint Source Management Program (September 2013) will rely on the success of stakeholder driven, well-developed watershed-based plans. The Illinois EPA is committed to ensuring that Section 319(h)-funded restoration and protection projects are guided by approved watershed-based plans, or alternative plans that adequately addresses EPA's minimum elements for watershed-based plan development.

The Illinois EPA recommends that watershed-based plans should be reviewed ten years after the plans development to assess if any revisions should be considered. Illinois EPA's Section 319(h) funding resources may be available to update these plans if revisions are needed.

After the reviewing the submitted *Galena River Watershed-based Plan: Phase 1*, Illinois EPA has determined that it contains EPA's required minimum elements for a watershed-based plan and is approved as submitted.

Congratulations, we look forward to working with *Galena River Watershed-based Plan: Phase 1* stakeholders during the implementation of your approved watershed-based plan. If you should have any questions relating to this review, feel free to contact Scott Tomkins at (217) 782-3362.

Sincerely,

A handwritten signature in black ink, appearing to read "Sanjay Sotir".

Sanjay Sotir  
Chief  
Bureau of Water

SS:SAT. Watershed-based Plan Approval – 3191607 – Galena River WBP: Phase 1

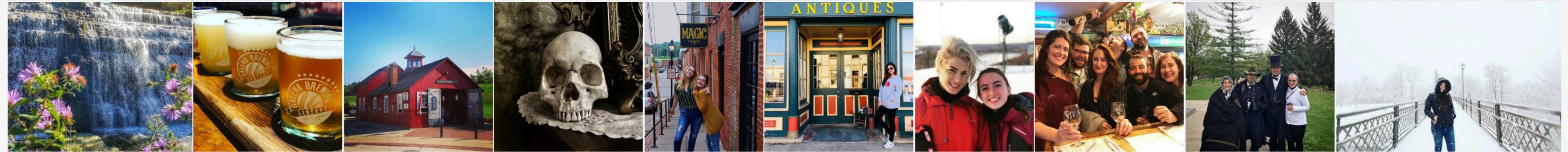
cc: Janetta Marsh, USEPA Region 5 (WQW-16J)  
Krista Grimm, League of Women Voters of Illinois  
Beth Baranski, League of Women Voters of Jo Daviess County ✓

4302 N. Main St., Rockford, IL 61103 (815)957-7760  
593 S. State, Elgin, IL 60120 (847)608-3131  
2125 S. First St., Champaign, IL 61820 (217)278-6800  
2009 Main St., Collinsville, IL 62234 (618)946-5120

9511 Harrison St., Des Plaines, IL 60018 (847)294-4000  
412 SW Washington St., Suite D, Peoria, IL 61602 (309)671-3022  
2309 W. Main St., Suite 118, Marion, IL 62959 (618)993-7200  
100 W. Randolph, Suite 4-300, Chicago, IL 60601



# #GalenaCountry



## AN OVERVIEW

- Visitor Guide prep in full force during Quarter 2. Scheduled in-hand date is Feb. 1, 2018
  - Calls to every tourism related business in the County.
  - Photography to multiple sites around the County
  - Digital extras included in the guide including story telling articles featuring multiple sites in the County.
  - New maps including a City of Galena and Jo Daviess County Map
- Met with State Tourism Office and IL Great River Road to discuss upcoming promotions and cooperatives, especially pertaining to international travelers. [Welcomed groups from: China, Mexico, Germany and Japan](#)
- Met with Ukrainian Gov't officials to discuss tourism impact along city marketing and managing ideas.
- Destination International's CDME Advocacy course set the groundwork for FY'20 Advocacy Plan - being presented to our board this month.
- ICCVB Fall Conference provided insight on community presence and storytelling.

**6,538,712**

TOTAL INTERACTIONS  
FROM SEPT. - DEC.

- 9,467 Facebook page likes
- 688 Instagram followers
- 44,370 blog reads
- 4,840 email subscribers

**219,026**

UNIQUE VISITORS  
TO THE WEBSITE

- 806,868 webpage views
- 3.00 pages per visit
- 2.25 average minutes on site

**10,555**

VISITORS SERVICED

- 94 rooms booked via the Welcome Center staff.
- 433 Guests requested info. after seeing an ad campaign.

## COMMUNITY PRESENCE

- Working with Galena Green Team on Green Travel promotions. Introduced the first "Green Retail" businesses.
- Met with [JDCF](#), [City of Galena](#), [G.O.A.T.S.](#) and [Blackhawk Hills Regional Council](#). Working on a countywide-trail project that will promote bike, river and walking trails along with scenic routes in Jo Daviess County.
- Multiple ShopSmall meetings with [Stockton](#), [Elizabeth](#) and [Galena](#) Chambers.
- Filming in [Menominee](#), [Hanover](#), [Elizabeth](#) and [Galena](#) for upcoming promotions.
- Toured [Linmar Gardens](#), [History Museum \(Stillman site\)](#), [Avery Guest House](#) and [Hellman Inn](#).
- Staff volunteered at Galena Halloween Parade and Night of the Luminaria.
- Met with large lodging, county-wide, to discuss communications and promotions.
- Monthly meetings with stakeholders, chambers and tourism-related groups.

## MEDIA MENTIONS **4 news releases sent**

- Chinese FAM group here Oct. 18
- Brand USA was here filming (Oct. 29-30)
- Only in Your State, 9 Peaceful Places, Horseshoe Mound
- Telegraph Herald DBQ - Shop Small Weekend
- Reader's Digest - The Best Christmas Town in Every State
- Chicago Good Life blog - fall features
- Meg McMillin - Galena Guide (partial purchase/earned)
- Midwest Munsher blog - food features
- Oak Lawn Park District - Galena Trip
- Julien's Journal - Nouveau Celebration
- Me before Mom blog - Galena fall trip
- WhereeverFamily.com - Galena fall trip
- Illinois Meetings & Events - Galena Getaway
- Japanese FAM group here Nov. 19-20
- Group Travel Leader Magazine - magazine feature
- Archy Worldys - Best Small Town in Every State
- Travels & Whims (blog)- Christmas in Galena Country

# MEDIA MENTIONS (CONT'D)

- chicagotribune.com - Midwest Skiing
- chicagotribune.com - Midwest Winter Events
- Telegraph Herald - Jo Daviess County Christmas Events
- Concierge Preferred - Illinois Shopping Getaway
- Telegraph Herald - Nouveau Weekend feature
- Cosmopolitan - Best Honeymoon Destination in Every State
- Chicago Parent - Illinois Made gifts
- Telegraph Herald - 2019 Predictions (CEO on tourism impact)
- GolfBlogger Golf Blog - Illinois Golfing feature
- A Little Time and a Keyboard (blog) Holiday Shopping in Galena
- OnlyInYourState - Most Enchanting Main St in the Country
- Chicago Parent - Magical Christmas Towns
- Architectural Digest - 50 Most Beautiful Towns in America
- QConline.com - Highway 84 feature

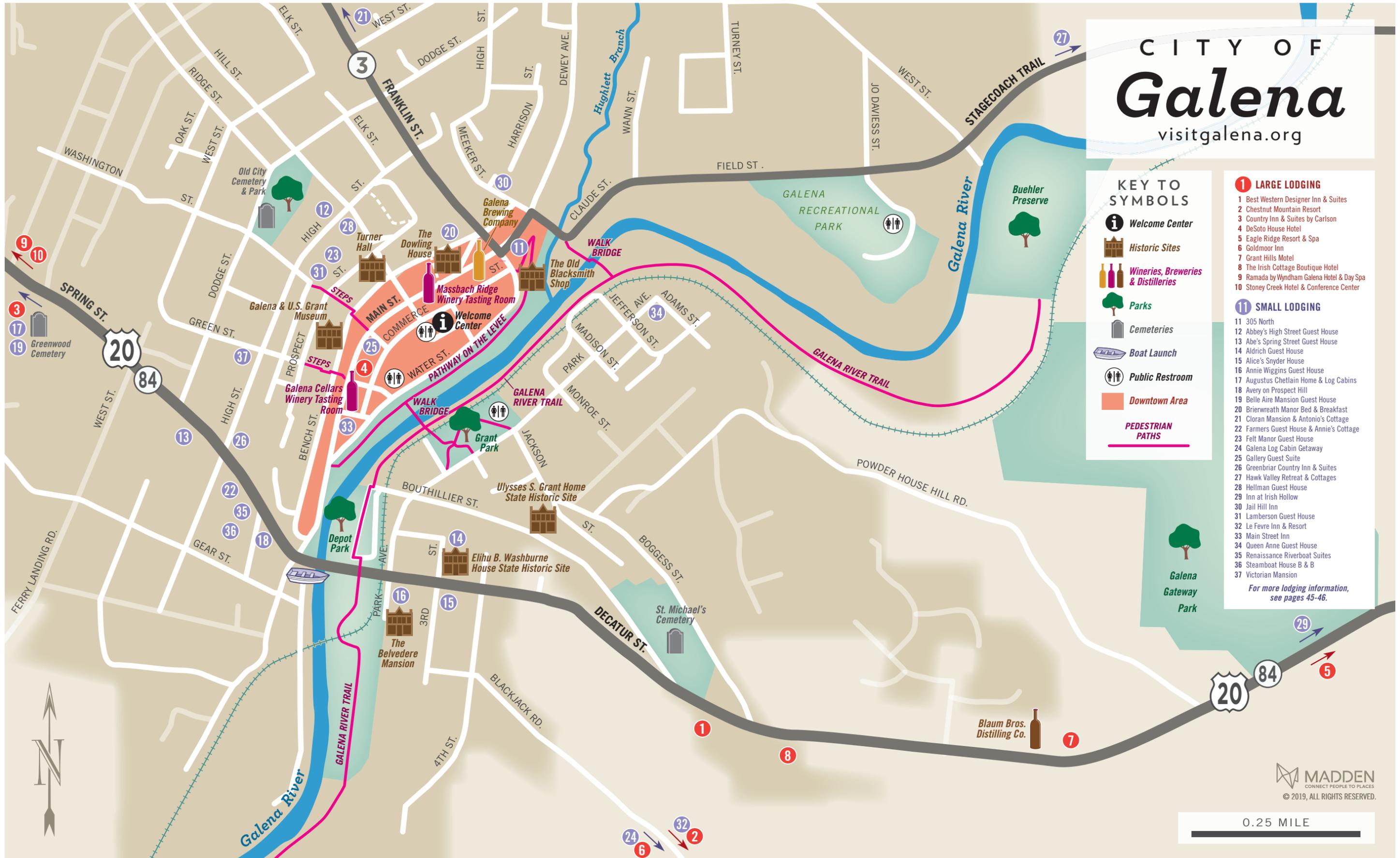


LIFESTYLE - NOVEMBER 7, 2018

**what to do in Galena (city guide + photos from our family trip!)**

This post was written in partnership with the city of Galena, IL - a town that I love and visit every year! All thoughts...

f t G+ p



# CITY OF Galena

visitgalena.org

### KEY TO SYMBOLS

- Welcome Center
- Historic Sites
- Wineries, Breweries & Distilleries
- Parks
- Cemeteries
- Boat Launch
- Public Restroom
- Downtown Area
- PEDESTRIAN PATHS

- ### 1 LARGE LODGING
- 1 Best Western Designer Inn & Suites
  - 2 Chestnut Mountain Resort
  - 3 Country Inn & Suites by Carlson
  - 4 DeSoto House Hotel
  - 5 Eagle Ridge Resort & Spa
  - 6 Goldmoor Inn
  - 7 Grant Hills Motel
  - 8 The Irish Cottage Boutique Hotel
  - 9 Ramada by Wyndham Galena Hotel & Day Spa
  - 10 Stoney Creek Hotel & Conference Center
- ### 11 SMALL LODGING
- 11 305 North
  - 12 Abbey's High Street Guest House
  - 13 Abe's Spring Street Guest House
  - 14 Aldrich Guest House
  - 15 Alice's Snyder House
  - 16 Annie Wiggins Guest House
  - 17 Augustus Chetlain Home & Log Cabins
  - 18 Avery on Prospect Hill
  - 19 Belle Aire Mansion Guest House
  - 20 Brierweath Manor Bed & Breakfast
  - 21 Cloran Mansion & Antonio's Cottage
  - 22 Farmers Guest House & Annie's Cottage
  - 23 Felt Manor Guest House
  - 24 Galena Log Cabin Getaway
  - 25 Gallery Guest Suite
  - 26 Greenbriar Country Inn & Suites
  - 27 Hawk Valley Retreat & Cottages
  - 28 Hellman Guest House
  - 29 Inn at Irish Hollow
  - 30 Jail Hill Inn
  - 31 Lamberson Guest House
  - 32 Le Fevre Inn & Resort
  - 33 Main Street Inn
  - 34 Queen Anne Guest House
  - 35 Renaissance Riverboat Suites
  - 36 Steamboat House B & B
  - 37 Victorian Mansion
- For more lodging information, see pages 45-46.*



0.25 MILE

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# galena country

VISITGALENA.ORG ILLINOIS

Adventure and explore in vast Galena Country. Bike and hike along scenic trails and pathways, and plan a weekend getaway unlike any other with outdoor adventures. Rent out a kayak or tour the city and travel through historic areas. Indulge your taste buds with exquisite flavors and have the ultimate shopping experience at the Helluva Half Mile. In Galena Country, you'll find nature and adventure around every corner.

Immerse yourself in our stories, and start planning your trip with our travel guide.

Scroll down to explore



MAGICAL CHRISTMASTIME



AT THE CORNER OF WINTER AND WONDERLAND



WHISKEY & WINE



FALLING FOR GALENA



THE SPIRITS OF GALENA COUNTRY



WEEKEND IN GALENA



#GetToGalena



SPRING INTO GALENA'S OUTDOORS



# CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



## MEMORANDUM

TO: Honorable Mayor Renner, City Council and City Administrator

FROM: Matt Oldenburg, Zoning Administrator *MATT*

DATE: December 20, 2018

RE: Cal. No. 18A-04, Applicant & Owner: Paul Pendola, 306 South Prospect Street, Galena, IL 61036. Location: Parcel: 22-100-201-00, S 25' x 100' Lot 21, NW 25' x 40' Lot 21, SW 5' x 40' Lot 22, W 50' x 50' Lot 20, West Side of Bench Street, Galena, Jo Daviess County, Illinois. Common Address is 306 South Prospect Street, Galena, IL 61036. Request for Text Amendment to allow Artisan Studio as a land use only by Special Use Permit in Low Density and Medium Density Residential Districts.

### Project Summary:

The applicant has approached the Staff about opening his spoon-carving studio at his residence for the public to enjoy. He currently resides at the property, but also owns another on High Street. His intent is to keep the shop open in the basement, but to also display his spoon carvings and possibly have a studio / small residence for another visiting artist on the main level of the house. He will then reside in his other residence on High Street. The land use that best describes his proposal is *Artisan Studio*. The property is located in the Low Density Residential district and *Artisan Studio* is not allowed. As we further discussed his proposal, we were able to note other residences around town that have artists who allow the public to visit their studios and purchase items. However, this land use is not currently allowed in residential districts. It seems fitting to allow *Artisan Studio* as an allowable land use in residential districts as the use has proven to be compatible in those districts with other “grandfathered” properties existing for many years. The applicant wishes to propose an amendment to our ordinances to allow *Artisan Studio* as a land use allowed only by Special Use Permit in the LDR and MDR districts. This would be a nice feature for residents and visitors to enjoy and it also supports the Comprehensive Plan goals for our local tourism economy.

The following pages include the proposed text amendment changes. Essentially, it is proposed to allow *Artisan Studio* as a principal commercial use or an accessory residential use by Special Use Permit in LDR and MDR districts, in addition to the currently allowed districts.

At their meeting on December 12, the ZBA recommended approval to the City Council for this request on a unanimous vote by the members present.

Resolution No. \_\_\_\_\_

**ZONING BOARD OF APPEALS**

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

**REGARDING**

**CALENDAR NUMBER:** Cal. No. 18A-04

**APPLICATION BY:** Paul Pendola, 306 South Prospect Street, Galena, IL 61036

**FOR:** Request for Text Amendment to allow Artisan Studio as a land use only by Special Use Permit in Low Density and Medium Density Residential Districts.

**PROCEDURES**

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on December 12, 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 has approached the Staff about opening his spoon-carving studio at his residence for the public to enjoy. He currently resides at the property, but also owns another on High Street. His intent is to keep the shop open in the basement, but to also display his spoon carvings and possibly have a studio / small residence for another visiting artist on the main level of the house. He will then reside in his other residence on High Street. The land use that best describes his proposal is *Artisan Studio*. The property is located in the Low Density Residential district and Artisan Studio is not allowed. As we further discussed his proposal, we were able to note other residences around town that have artists who allow the public to visit their studios and purchase items. However, this land use is not currently allowed in residential districts. It seems fitting to allow *Artisan Studio* as an allowable land use in residential districts as the use has proven to be compatible in those districts with other “grandfathered” properties existing for many years. The applicant wishes to propose an amendment to our ordinances to allow *Artisan Studio* as a land use allowed only by Special Use Permit in the LDR and MDR districts. This would be a nice feature for residents and visitors to enjoy and it also supports the Comprehensive Plan goals for our local tourism economy.

The following pages include the proposed text amendment changes. Essentially, it is proposed to allow *Artisan Studio* as a principal commercial use or an accessory residential use by Special Use Permit in LDR and MDR districts, in addition to the currently allowed districts.

## **PUBLIC SUPPORT AND/OR OBJECTIONS**

### **Testimony presented in favor of the request:**

- **Adam Johnson, 211 Fourth Street, Galena**, spoke in favor of the request. He stated that he was surprised this use was not already allowed. This is a significant opportunity for persons with historical homes to operate a studio, after obtaining a special use permit which oversees the application and provide a nice complimentary use for these areas.
- **Paul Pendola, 306 South Prospect Street, Galena**, spoke in favor of the request. He stated that he is often working outside when pedestrians on Prospect Street stop to visit and inquire about his work. Many ask if they can purchase his product, but he is currently not allowed to sell from his home. The home was originally built as a grocery or candy store utilized by those living in the neighborhood or attending the former school. The use is well suited to the location. His studio would not be so much a destination but a discovery for those visiting the area.
- **Anna Hemm, 226 South High Street, Galena**, said her home is very close to Pendola's. He is a very nice, considerate neighbor and his business will be an asset to the neighborhood.
- **Dan Krenz, 311 Jackson Street, Galena**, is a friend of Pendola's and sometimes helps him out. He thinks this a good idea and would have little impact on the area.

### **No one from the public was present to speak in opposition to, the request.**

## **APPLICABLE SECTIONS OF THE ZONING ORDINANCE**

- Article 4, Table §154.403.1 *Permitted Land Uses Table* sets forth the land uses and which districts they are allowed.
- Article 4, Section §154.405 (I) *General Regulations Applicable to All Land Uses* sets forth the number of land uses per building.
- Article 4, Section §154.406 (D) & (H) *Principal Commercial and Accessory Residential Land Uses* set forth the detailed land use descriptions.
- Article 9, Section §154.919 sets forth the Non-Administrative Development Review Common Elements of Procedures.
- Article 9, Section §154.920 sets forth the procedures for Zoning Code Amendment and Rezoning.

## **DETERMINATION**

Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by Paul Pendola for a text amendment as described above should be approved for the following reasons:

(1) Whether the existing text or zoning designation was in error at the time of adoption; *This could have been an oversight when the ordinance was written and is, therefore, considered to be 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.; *There has been a change in the whole city.*

(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; *N/A*

(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 amendment is in conformance with the Comprehensive Plan.*

(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; *This amendment supports tourism.*

(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 *Yes, there is adequate land to accommodate this use.*

(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. *There is a need for this use and it is a good fit for the community.*

### **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 Paul Pendola for a Text Amendment as described above should be approved as proposed in the original application.

PASSED AND APPROVED this 12<sup>th</sup> day of December, A.D. 2018, by the Galena Zoning Board of Appeals by a vote of 7 ayes, 0 nays, 0 absent, 0 abstain, 0 recused.

---

John Rosenthal, Chairperson

**AN ORDINANCE AMENDING ARTICLE 4, TABLE 154.403.1 – PERMITTED LAND USES;  
SECTION §154.405 – GENERAL REGULATIONS APPLICABLE TO ALL LAND USES;  
AND §154.406 – DETAILED LAND USE DESCRIPTIONS AND REGULATIONS OF  
THE CODE OF ORDINANCES OF THE CITY OF GALENA**

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

**SECTION I:** Table 154.403.1 – Permitted Land Uses of the City of Galena Zoning Code, is hereby amended as follows:

- (Additions are shown as underlined and highlighted)

**Table 154.403.1. Permitted Land Uses**

LA	CSR	LDR	MDR	HDR	NO	PO	NC	PC	GC	DC	PI	LI	HI	Type of Land Use Principal Commercial Land Uses (154.406 (D))
					P	P	P	P	P	P	P	P	P	(1) Office
					S	S	P	P	P	P	S			(2) Personal or Professional Service
S	S	<u>S</u>	<u>S</u>		S		P	P	P	P	P	P	P	(3) Artisan Studio
						S	P	P	P	P	S			(4) Sales and Service, Indoor
									P				P	(5) Sales and Service, Outdoor Display
									P					(6) Sales and Service, In-Vehicle
	S	S	S	S	S									(7) Accommodations, Bed & Breakfast
		S			S		S	S	S	S				(8) Accommodations, Small Inn
						S		S	P	S	S			(9) Accommodations, Hotel/Motel
						S	S	P	P	P	S			(10) Entertainment, Indoor Commercial
S									S				S	(11) Entertainment, Outdoor Commercial
													S	(12) Entertainment, Adult
								S	P	S	P	P	P	(13) Maintenance Service, Indoor
									S				P	(14) Maintenance Service, Outdoor
S									S				S	(15) Commercial Animal Boarding
									P				P	(16) Vehicle Repair and Maintenance
					P		P		P	P				(17) House Tour

S	S	S	S				S		S	S				(18) Accommodations, Vacation Rental
P = Permitted by Right (See section 154.402(A)) S = Permitted by a Special Use (See section 154.402 (B))														

LA Limited Agricultural  
 CSR Countryside Residential  
 LDR Low Density Residential  
 MDR Medium Density Residential

HDR High Density Residential  
 NO Neighborhood Office  
 PO Planned Office  
 NC Neighborhood Commercial

PC Planned Commercial  
 GC General Commercial  
 DC Downtown Commercial  
 PI Planned Industrial

LI Light Industrial  
 HI Heavy Industrial

Table 154.403.1. Permitted Land Uses

LA	CSR	LDR	MDR	HDR	NO	PO	NC	PC	GC	DC	PI	LI	HI	Type of Land Use
P	P	P	P	P	P	P	P	P	P	P				(1) Day Care Home, Serving 3 to 12 Children
P	P	P	P	P	P	P	P	P	P	P				(2) Home Occupation, Minor
S	S	S	S	S	S	S	S	S	S	S				(3) Home Occupation, Major
P	P	P	P	P	P	P	P	P	P	P				(4) Private Kennel
P	P	P	P	P	P	P	P	P	P	P				(5) Outbuildings and Recreation Facilities
P	P	P	P	P	P	P	P	P	P	P				(6) Recreational Vehicle Storage
P	S													(7) Private Stable
S	S	S	S	S										(8) House Tour
S	S	S	S				S			S				(9) Accommodations, Vacation Rental – Single Room
S	S	S	S				S			S				(10) Artisan Studio
														Accessory Residential Land Uses (154.406 (H))
														Accessory Agricultural Land Uses (See 154.406(I))
														Accessory Recreational & Institutional Land Uses (See 154.406(J))
														Accessory Commercial Land Uses (154.406(K))
						P		P	P	P	P	P	P	(1) Company-Provided Cafeteria
					S	S	S	S	S	S	S	S	S	(2) Company-Provided Day Care
						S		S	P		S	P	P	(3) Company-Provided On-Site Recreation
					P	S	P	S	S	P				(4) Dwelling Units Above Ground Floor
						S		S	P		P	P	P	(5) Fleet Vehicle Storage
								S	S	S				(6) Light Industrial Incident to Indoor Sales
							S	P	P	S	S			(7) Outdoor Dining
							S	S	P	S				(8) Outdoor Display, Removable

									P					(9) Outdoor Display and Storage, Permanent
								S	P					(10) Outdoor Entertainment
P = Permitted by Right (See section 154.402(A)) S = Permitted by a Special Use (See section 154.402 (B))														

- |                                |                              |                        |                     |
|--------------------------------|------------------------------|------------------------|---------------------|
| LA Limited Agricultural        | HDR High Density Residential | PC Planned Commercial  | LI Light Industrial |
| CSR Countryside Residential    | NO Neighborhood Office       | GC General Commercial  | HI Heavy Industrial |
| LDR Low Density Residential    | PO Planned Office            | DC Downtown Commercial |                     |
| MDR Medium Density Residential | NC Neighborhood Commercial   | PI Planned Industrial  |                     |

**SECTION II: Section §154.405 (I) – General Regulations Applicable to All Land Uses of the City of Galena Zoning Code**, is hereby amended as follows:

- *(Additions are shown as underlined and highlighted)*

**(I) Number of land uses per building.**

- (1) No more than five nonresidential land uses shall be permitted in any building unless a special use permit for a group development is granted in compliance with §154.407.
- (2) With the exceptions of a commercial apartment, caretakers’ residences, **artisan studio** or a home occupation, no building containing a nonresidential land use shall contain a residential land use.

**SECTION III: Section §154.406 (D) – Accessory Residential Land Uses of the City of Galena Zoning Code**, is hereby amended as follows:

- *(Additions are shown as underlined)*

**(D) Principal Commercial Land Uses.**

**(3) Artisan Studio.** A building or portion thereof used for the preparation, display and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leather-craft, hand-woven articles, and related items, as either a principal use or accessory use. A studio is used by no more than three artists or artisans.

- (a) *Regulations:* In the Limited Agriculture (LA), Countryside Residential (CSR), and Neighborhood Office (NO), Low Density Residential (LDR) and Medium Density Residential (MDR) Districts, a studio shall be used by no more than three artists or artisans.

**SECTION IV: Section §154.406 (H) – Accessory Residential Land Uses of the City of Galena Zoning Code**, is hereby amended as follows:

- *(Additions are shown as underlined)*

**(H) Accessory Residential Land Uses.**

**(10) Artisan Studio.** A building or portion thereof used for the preparation, display and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leather-craft, hand-woven articles, and related items, as an accessory use. A studio is used by no more than three artists or artisans.

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

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

**SECTION VII:** Passed on the \_\_\_<sup>th</sup> day of \_\_\_\_\_, A.D., 201\_\_, in open Council.

**AYES:**

**NAYS:**

**ATTEST:**

\_\_\_\_\_  
**TERRY RENNER, MAYOR**

\_\_\_\_\_  
**MARY BETH HYDE, CITY CLERK**

# CITY OF GALENA, ILLINOIS

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



## MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: January 10, 2019

RE: Gateway Park Subdivision

There are two items on Monday's agenda regarding the Gateway Park Subdivision owned by Jim Sullivan and Alex Phillips.

First, the owners have completed the construction of the required public infrastructure in the subdivision and have petitioned to dedicate the infrastructure to the City of Galena. I am attaching their letter of request and the ordinance and bill of sale necessary to complete the acceptance of the infrastructure by the City. A plat of dedication with as-built plans for the street, water system, and storm sewer improvements is also included. The infrastructure has been inspected by our engineering department and confirmed to be satisfactorily installed. I recommend that you approve the ordinance to complete the transfer of the infrastructure to the City.

While the annexation agreement for the subdivision permits Sullivan and Phillips to utilize private septic systems for sewerage disposal and treatment, the owners have decided to install a public sewer system. Our staff has worked with them and their engineer to facilitate permitting for the project. The necessary permits, including the construction permit from the Illinois Environmental Protection Agency, have been approved. The owners are in the process of obtaining a letter of credit as surety for the project. When the sewer installation is complete, likely in the summer of 2019, the owners will request the City accept ownership. An ordinance to accept the sewer system improvements will be presented at that time.

Second, in 2016, the approved Gateway Park Subdivision plat included the construction of a small detention pond on the park property. The pond was intended to detain and release storm water from Wild Indigo Lane. After the pond was constructed, the Jo Daviess Conservation Foundation (JDCF) and the City determined that an agreement should be executed to clarify the purpose and use of the pond as well as the conditions allowing the detention pond to exist on the park property. JDCF and the City jointly manage the property by separate agreement.

The attached Restrictive Covenant Regarding Storm Drainage was prepared by JDFC and explains that the pond is only to be used for detaining storm water from the City-owned Wild Indigo Lane. The pond is not for the benefit of or use by any private property owner. The agreement also sets forth a remedy for the unlikely circumstance whereby the JDCF not-for-profit status is threatened by the presence and use of the pond on the park property. Under such circumstance, the City would agree to relocate the pond outside of Gateway Park. An easement has been provided for this purpose by Sullivan and Phillips on the Plat of Dedication. I recommend you approve the Restrictive Covenant Regarding Storm Drainage.



11875 Hwy 20 E  
Stockton IL 61085

(815) 947-9040  
(815) 947-2193

2/13/18

Mark and the city of Galena,

We would like to inform you to the best of our knowledge, we have completed the required work on the Gateway Park Subdivision. If there is anything we have missed, please let us know, otherwise we would like to finalize the project with the city of Galena.

Questions or concerns, please feel free to contact Alex Phillips (708-609-4000) cell, or myself Jim Sullivan (815-266-8302) cell.

Thank you,

Jim Sullivan

Alex Phillips

Ordinance #0-19-

**AN ORDINANCE TO ACCEPT OWNERSHIP BY DEDICATION OF THE PUBLIC STREETS,  
WATER DISTRIBUTION SYSTEM, AND STORM WATER SYSTEM IN THE GATEWAY PARK  
SUBDIVISION IN THE CITY OF GALENA**

---

**WHEREAS**, James Sullivan and Alex Phillips, (the “Developer”) are the owner in fee simple of the property comprising the Gateway Park Subdivision, which tract is more particularly described in the final subdivision plat for said subdivision dated September 26, 2016 which was recorded in the Jo Daviess County Recorder’s Office in Plan Hold 10 #222, as document No. 391766, on October 26, 2016 and the Plat of Dedication, dated January 10, 2019; and

**WHEREAS**, the Developer has completed the construction and installation of the roadway platted as Wild Indigo Lane, including concrete curb and gutter and asphalt road surface, in the Gateway Park Subdivision; and

**WHEREAS**, the Developer has completed the construction and installation of the public street lighting in the Wild Indigo Lane right-of-way in the Gateway Park Subdivision; and

**WHEREAS**, the Developer has completed the potable public water distribution system, including water main, valves, and hydrants; and

**WHEREAS**, the Developer has completed the storm water collection, drainage and detention system in said subdivision and on the adjoining City of Galena Gateway Park property; and

**WHEREAS**, the roadway, curb and gutter, street lighting, potable water distribution system, and storm water collection, drainage and detention system have been inspected by the City Engineer or his designee and have been found to have been constructed and installed in compliance with the requirements of the City of Galena, Illinois (the “City”) Subdivision Ordinance and other applicable codes and ordinances of the City; and

**WHEREAS**, the Developer has made and delivered to the City the required Bill of Sale (attached hereto and made part hereof as “Exhibit A”); and

**WHEREAS**, it is necessary and appropriate that the City Council accept by dedication the ownership of the public infrastructure capital improvements described above for the Gateway Park Subdivision.

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

**SECTION I:** The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same if set forth in the Section of this Ordinance verbatim, as findings of the City Council of the City of Galena, Illinois.

**SECTION II:** The City hereby accepts the ownership by dedication of the street improvements for Wild Indigo Lane in the Gateway Park Subdivision, being the public streets presently constructed and installed in the said subdivision, which street was constructed at the direction of the City by the Developer in the street easement provided therefore. Said easement is depicted on and was created by the Plat of Subdivision for the Gateway Park Subdivision, dated September 26, 2016 Said public street pavement, curb and gutter, and lighting has been constructed and installed in accordance with the codes and ordinances of the City pertaining thereto and is depicted on the Plat of Dedication for the Gateway Park Subdivision, dated January 10, 2019 (attached hereto and made part hereof as "Exhibit B").

**SECTION III:** The City hereby accepts by dedication the storm water collection, drainage and detention installed in the Gateway Park Subdivision and in Gateway Park for the purpose of the collection, transport, flow and detention of surface waters in said subdivision. Said storm water systems have been installed and constructed in the Wild Indigo Lane right-of-way, on the property of the Developer by easement dedicated to the City of Galena, and on the City of Galena Gateway Park property in accordance with the Final Plat of Subdivision for the Gateway Park Subdivision, as depicted on the Plat of Dedication for the Gateway Park Subdivision, dated January 10, 2019. Said storm water systems having been constructed and installed in accordance with the codes and ordinances of the City pertaining thereto.

**SECTION IV:** The City hereby accepts the ownership by dedication and the maintenance responsibility for the potable water distribution system constructed and installed in the Gateway Park Subdivision for the transport of potable water, which potable water system was installed and constructed at the direction of the City by the Developer, and was installed in the Powderhouse Hill Road and Wild Indigo Lane right-of-way as depicted on the Plat of Dedication for the Gateway Park Subdivision, dated January 10, 2019, with the exception of those lateral pipes, and any associated valves, which transport the potable water of a single building into a common water main, commonly known as and referred to as a "building service".

**SECTION V:** All ordinances or resolutions, or parts of ordinances or resolutions, in conflict herewith, to the extent of such conflict, are hereby repealed.

**SECTION VI:** This ordinance shall be in full force and effect immediately

upon its passage and approval, as provided by law.

**SECTION VII:** Passed on this \_\_\_ day of \_\_\_\_\_, A.D., 2019,  
in open Council.

**AYES:**            **NAYS:**

\_\_\_\_\_  
**TERRY RENNER, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**MARY BETH HYDE, CITY CLERK**

**“EXHIBIT A”**

**BILL OF SALE**

**KNOW ALL MEN BY THESE PRESENTS**, that , James Sullivan and Alex Phillips (hereafter referred to as “Owner”), in consideration of One Dollar and other valuable consideration, does hereby grant, sell, transfer, and deliver unto the City of Galena, a Municipal Corporation in Jo Daviess County, Illinois (Hereafter referred to as “City”), the following goods, chattels, and other items of personal property, namely:

**ONE:** Each and every part and item of the street known as Wild Indigo Lane in the Gateway Park Subdivision, being the public streets presently constructed and installed in the said subdivision, which street was constructed at the direction of the City by the Developer in the street easement provided therefore. Said easement is depicted on and was created by the Plat of Subdivision for the Gateway Park Subdivision, dated September 26, 2016. Said public street pavement, curb and gutter, and lighting has been constructed and installed in accordance with the codes and ordinances of the City pertaining thereto. Said street is more particularly described in the Plat of Dedication for Gateway Park Subdivision, dated January 10, 2019.

**TWO:** Each and every part and item of a system of storm sewers, culverts, paved drainage ways, and other items of personalty for the retention or detention of storm and surface waters, located in the right-of-way platted as Wild Indigo Lane, and in any and all drainage easements, as described on the Plat of Dedication for the Gateway Park Subdivision, dated January 9, 2019, installed at the direction of the City by the Owner, for the purpose of the collection, transport, and flow of surface and storm waters. The fee simple property in the drainage easements is not conveyed to the City in this agreement and shall be privately owned. Said s is more particularly described in the.

**THREE:** Each and every part and item of a system for the distribution of potable water, located in the right-of-way platted as Wild Indigo Lane and Powderhouse Hill Road, and in easements dedicated for public water as described on the Plat of Dedication for the Gateway Park Subdivision, dated January 10, 2019 and installed at the direction of the City by the Owner, except the pipe and associated valves that transports water from a single building to the water main, also known as a building’s private water service.

The object of this bill of sale is to grant, sell, transfer, and deliver to the City, with the exceptions noted, the ownership in all items of personalty that comprise the street, storm sewer, and water distribution system installed by the Owner within the right-of-way platted as Wild Indigo Lane, and in easements established for the public infrastructure as set forth on the Plat of Dedication for the Cobblestone Crossing Subdivision, dated January 10, 2019.

The Owner does hereby covenant it is the lawful owner of the goods, chattels, and personalty described above; that such items are free from all encumbrances; that the Owner has the right to sell the same as aforesaid; and that the Owner warrants and will defend the same against the lawful claims and demands of all persons; and that the execution of this bill of sale is an authorized act of said corporation, individual, or partnership.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jim Sullivan

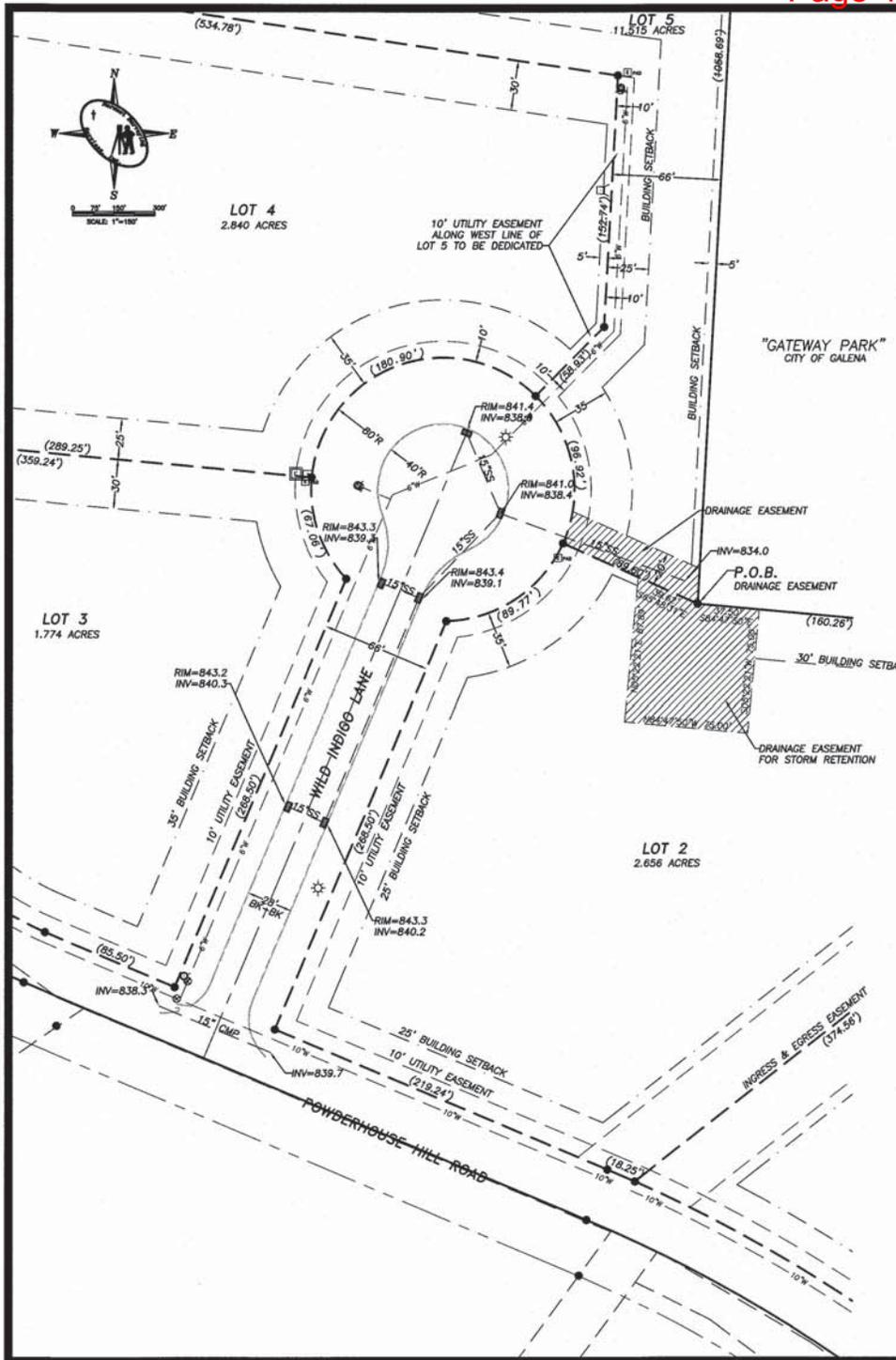
\_\_\_\_\_  
Terry Renner, Mayor  
City of Galena

\_\_\_\_\_  
ATTEST:

\_\_\_\_\_  
ATTEST:

\_\_\_\_\_  
Alex Phillips

\_\_\_\_\_  
ATTEST:



AS-BUILT - DEDICATION PLAT  
OF  
"GATEWAY PARK SUBDIVISION"  
Plan Hold 10 - 222

EASEMENT DESCRIPTION

An Easement for the purpose of drainage and storm water detention over, under, across on through the Southerly 20 feet of Lot 5 of "Gateway Park Subdivision", according to the Plat thereof recorded in Plan Hold 10 - 222 in the Office of the Jo Daviess County Recorder;

And, a part of Lot 2 of said Subdivision, bounded and described as follows, to wit:

Beginning at the Southeast corner of said Lot 5; thence South 84 Degrees 47 Minutes 50 Seconds East, along the Northerly line of said Lot 2, a distance of 37.50 feet; thence South 05 Degrees 22 Minutes 21 Seconds West, a distance of 75.00 feet; thence North 84 Degrees 47 Minutes 50 Seconds East, a distance of 75.00 feet; thence North 05 Degrees 22 Minutes 21 Seconds East, a distance of 87.89 feet to said Northerly line of Lot 2; thence South 65 Degrees 48 Minutes 31 Seconds East, along said Northerly line, a distance of 39.62 feet to the Point of Beginning;

And Also, an Easement for the purpose of the installation and maintenance of public utilities, over, under, across and through the Westerly 10 feet of the Southerly portion of Lot 5 of "Gateway Park Subdivision", according to the Plat thereof recorded in Plan Hold 10 - 222 in the Office of the Jo Daviess County Recorder;

SURVEYOR'S REPORT

This plat represents an original topographic and boundary survey of the property depicted and described hereon and conforms to the current Illinois Minimum Standards for a Topographic and Boundary Survey. This Survey was done, by me or under my direct supervision, at the request of James Sullivan of Stockton, Illinois.

All monuments exist as shown hereon. Bearings are in Degrees, Minutes and Seconds and are referenced to an assumed datum. Distances are in feet and decimals thereof.

All structural or utility improvements, surface and subsurface, on and adjacent to the site are not necessarily shown.

This Survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.

No warranty is expressed or implied as to compliance with 765ILCS-205/1b of the Illinois Compiled Statutes, or local requirements.

Dated this 10<sup>th</sup> day of January 2019 C.E.

William E. Holt  
Illinois Professional Land Surveyor  
No. 35-2584  
License Renewal November 30, 2020 C.E.



LEGEND

—	BOUNDARY OF SURVEY	●	IRON PIN FOUND
- - -	SECTION LINE	○	IRON PIN SET
—	RIGHT OF WAY LINE	■	RELV. MONUMENT
—	CENTER LINE	+	CHESSED "X"
- - -	BUILDING SETBACK	○	TELEPHONE POLE
G	GAS MAIN	□	TELEPHONE PEDESTAL
W	WATER MAIN W/SIZE	□	POWER POLE
E	ELECTRIC LINE	□	ELEC. PAD W/TRANS.
T	TELEPHONE LINE	□	GAS METER/REGULATOR
VS	WATER SERVICE LINE	□	HANDLE FOR ELECTRIC
UE	UNDERGROUND ELECTRIC	—	GUY WIRE
UT	UNDERGROUND TELEPHONE	□	ORNAMENTAL LIGHT
X-X-X-X	FENCE LINE	☆	STREET LIGHT
—	CHAIN LINK FENCE	○	HYDRANT
—	STORM SEWER W/SIZE	○	HANDLE
—	SANITATION SEWER W/SIZE	○	WATER VALVE
—	BITUMINOUS SURFACE	○	GAS VALVE
—	BUILDING LINES	○	DROP INLET
—	CURB AND GUTTER	□	INLET
—	DEPRESSED CURB	■	BILLBOARD
—	DECIDUOUS SHRUB	—	STON
—	CONFIDENTIAL SHRUB	S.W.	SIDEWALK
—	DECIDUOUS TREE	CD	DEED DIMENSION
—	CONFIDENTIAL TREE	CP	PLATTED DIMENSION
—	STUMP	A/H	AS MEASURED DIMENSION

<b>NORWEST SURVEYING SERVICES, INC.</b> PROFESSIONAL LAND SURVEYORS & LAND PLANNERS 301 EAST LINCOLNWAY NORWICH, ILLINOIS 61270 PHONE (815) 775-7170			
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 144-044188, EXPIRES 4-30-2019			
SURVEYED BY JMW, A.JH	FIELD WORK COMPLETED 1-2-19	JOB NO. 2016165	DRAWN BY WEH
BOOK NO. 243-37	PLAT NO. 2016165AB	DRAWING NAME 2016165	DRAWING DATE 10 JAN 19
REVISION DATES	CHECKED BY	SCALE 1"=50'	
PROJECT <b>DEDICATION PLAT</b>			
TITLE <b>GATEWAY PARK SUBDIVISION</b>			

This instrument prepared by  
(and after recording return to):  
Jo Daviess Conservation Foundation, Inc.  
126 North Main Street, P.O. Box 216  
Elizabeth, Illinois 61028

**RESTRICTIVE COVENANT REGARDING STORM DRAINAGE**

THIS AGREEMENT AND RESTRICTIVE COVENANT REGARDING STORM DRAINAGE (this “**Covenant**”), is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2018 (the “**Effective Date**”) by THE CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS, an Illinois municipal corporation, local governmental unit and Illinois political subdivision, its successors and assigns (the “**City**”) for the benefit of JO DAVIESS CONSERVATION FOUNDATION, INC., an Illinois not-for-profit corporation (“**JDCF**”).

WITNESSETH:

WHEREAS, JDCF is organized under section 501(c)(3) of the Internal Revenue Code (together with the regulations promulgated from time to time thereunder, the “**Code**”) as a nonprofit corporation exclusively for religious, charitable, scientific, testing for public safety, literary, or educational purposes, within the meaning of the aforesaid section 501(c)(3); and

WHEREAS, the City is the owner in fee of that certain tract of real property located in East Galena Township, Jo Daviess County, Illinois more particularly described in Exhibit A, attached to and incorporated by reference in this Covenant (the “**Property**”) and has granted to JDCF in perpetuity that certain Grant of Conservation Right and Easement dated as of May 27, 2011 recorded at page 363054 in the office of the Jo Daviess County Recorder (the “**Easement**”); and

WHEREAS, the City has caused to be constructed on a portion of the Property and within the area of the Easement certain storm water drainage and detention facilities more particularly described and depicted on Exhibit B, attached to and incorporated by reference in this Covenant (collectively, the “**Drainage Improvements**”) which Drainage Improvements are owned in fee by the City and were designed and intended to be used solely for the management, detention and drainage of storm water falling upon Wild Indigo Lane, a dedicated public street owned in fee by the City (the “**Lane**”) and related naturally occurring drainage; and

WHEREAS, Treas. Reg. § 1.501(c)(3) provides that to be exempt from federal income taxation an organization must be both organized and operated exclusively for one or more of the exempt purposes specified in section 501(c)(3) of the Code; that an organization will not be so considered

if it serves a private interest or confers a private benefit more than incidentally; and that prohibited private benefit may include an “advantage, profit, fruit, privilege, gain or interest”; and

WHEREAS, although the City and JDCF each acknowledge that the term “charitable” as used in the aforesaid section 501(c)(3) includes lessening the burdens of government, the City and JDCF each wish to assure by granting and entering into this Covenant that no impermissible private benefit will accrue from the Drainage Improvements at any future time;

## AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises and of the benefits accruing to the City from the installation of the Drainage Improvements, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City, on behalf of itself, its, administrators, executors, successors, and assigns, hereby binds and limits the use of the Drainage Improvements and hereby declares that the Property and the Drainage Improvements are and shall be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions, easements and restrictions, all as hereinafter set forth.

**1. Drainage Improvements Limited to Public Use and Benefit.** The Drainage Improvements are hereby declared to be for the sole purpose of lessening the burdens of government of the City and not for private benefit. The City shall not at any time permit or suffer any expansions of or to the Drainage Improvements nor permit or suffer whether directly or indirectly any tie in to, from or between or any artificial storm water drainage (other than naturally occurring drainage) from any private land, lot, or area to, from or through the Drainage Improvements or any portion thereof other than from the Lane and from the Lane only so long as the Lane remains a public way.

**2. Agreement to Remove and Relocate.** The City further agrees and covenants that, in the event of any final determination by the Internal Revenue Service or any similar or successor agency of the United States of America or by any court of competent jurisdiction that the Drainage Improvements at any time constitute a private benefit impermissible under the Code and that as a result of such determination the status of JDCF under section 501(c)(3) of the Code is called into question, jeopardized, or in danger of revocation, the City shall promptly upon written notice from JDCF and at the City’s sole cost and expense remove the Drainage Improvements in their entirety from the Property, relocate the Drainage Improvements to a location other than the Property, and return the area of the Drainage Improvements so removed to that condition in which such area existed prior to the installation and construction of the Drainage Improvements. In returning the area of the Drainage Improvements to its prior condition, the City shall be entitled to rely upon the “Baseline Documentation,” as that term is used and defined in the Easement.

**3. Representations by the City.** In connection with and for purposes of this Covenant, the City hereby represents and warrants to JDCF as of the date of this Covenant as follows:

(a) That the City own the Lane, the Drainage Improvements, and the Property in fee simple and that the Lane is a public way;

(b) That the Drainage Improvements have been designed and are intended and will be used solely for management and detention and drainage of storm water naturally falling upon the Lane; and

(c) That the City has full power and authority under applicable law to enter into and grant this Covenant and to fully perform the obligations of the City under this Covenant.

**4. Enforcement.** The restrictions set forth in this Covenant may be enforced by JDCF as the party benefiting from this Covenant by any proceeding at law or in equity all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Covenant. Failure of JDCF to enforce any portion of this Covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

**5. Binding Upon Successors and Covenant Running with the Land.** The restrictions, reservations, and other provisions in this Covenant set forth are, and shall be, covenants running with the land, supported by adequate consideration, and shall be binding upon all subsequent grantees, heirs, administrators, executors, successors, and assigns, whether by voluntary or involuntary conveyance, use, possession, control, or otherwise, of the Property, the Drainage Improvements or the Lane. Further, such grantees, heirs, administrators, executors, successors and assigns, and all parties claiming by, through or under them, shall conform to and observe such agreements, restrictions, reservations, and other provisions and by accepting a deed or other conveyance to any portion or right of or to the Property or the Drainage Improvements each such future grantee, heir, administrator, executor, successor, and assign shall be deemed to have personally consented and agreed to the agreements, restrictions, and reservations set forth in this Covenant.

**6. Memorandum of Covenant.** As notice of this Covenant, the City and JDCF shall cooperate and cause to be promptly recorded in the land records of the Jo Daviess County Recorder a memorandum of this Covenant in substantially the form of Exhibit C, attached to and incorporated by reference in this Covenant.

**7. Term.** This Covenant shall remain in full force and effect so long as the Easement shall remain in force and effect. In the event the Easement is terminated in full for any reason, this Covenant shall be deemed terminated and of no further force and effect and neither party shall have any further obligation to the other.

**8. Miscellaneous.**

(a) *Governing Law; Forum Selection.* This Covenant and its performance shall be deemed to have been fully executed, made by the parties in, and governed by and construed in accordance with the laws of the State of Illinois applicable to contracts made and to be performed wholly within such state, without regard to choice or conflict of laws provisions. The parties hereto each agree that any action at law, suit in equity, or other judicial proceeding arising out of this Covenant be instituted only in the Circuit Court of Jo Daviess County, Illinois or in federal court of the Northern District of Illinois and waive any objection based upon venue or *forum non conveniens* or otherwise.

(b) *Severability.* The provisions of this Covenant shall be deemed severable. If any word, phrase, term, sentence, paragraph, or other portion of this Covenant shall, at any time or to any extent, be invalid or unenforceable, the remainder of this Covenant shall not be affected by such partial invalidity, and each remaining word, phrase, term, sentence, paragraph covenant, or other portion of this Covenant shall be valid and be enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned has duly executed and acknowledged this Agreement and Restrictive Covenant for Storm Drainage as of the Effective Date.

THE CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS

By: \_\_\_\_\_  
Mayor

Acknowledged and Agreed To:

JO DAVIESS CONSERVATION FOUNDATION, INC.

By: \_\_\_\_\_  
Executive Director

EXHIBIT A

**The Property (legal description)**

Parcel 1:

A tract of land located in parts of the Northeast, Northwest and Southeast Quarters of Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian, East Galena Township, Jo Daviess County, Illinois, the boundary of said tract being more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter of Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian; thence South 01°22'34" East, along the East line of the Northeast Quarter of said Section 21, a distance of 288.69 feet; thence North 89°43'16" West, 819.75 feet to a found iron pipe being the point of beginning; thence South 38°51'32" East, 480.28 feet; thence South 43°51'34" East, 353.93 feet to a found iron pipe; thence North 89°14'34" West, 441.87 feet to a found iron pipe; thence South 26°15'19" East, 196.61 feet to a found iron pipe; thence South 43°00'37" East 747.05 feet; thence South 27°29'48" East, 244.15 feet to a found iron pipe; thence South 60°14'01" East, 50.41 feet to a point on the East line of the Northeast Quarter of said Section 21; thence South 01°22'34" East, along said East line, a distance of 369.34 feet to a found iron rod on the Northerly right-of-way of the property conveyed to the People of the State of Illinois, Department of Transportation, by Warranty Deed recorded as Document No. 235020, in the Office of the Jo Daviess County Recorder; thence North 89°47'06" West, along said Northerly right-of-way line, a distance of 17.53 feet to a found iron rod; thence South 76°32'32" West, along said Northerly right-of-way line, a distance of 117.25 feet to a found iron rod; thence South 56°37'47" West, along said Northerly right-of-way line, a distance of 209.47 feet to a found iron rod; thence South 87°00'45" West, along said Northerly right-of-way line, a distance of 55.91 feet to a found iron rod; thence South 60°19'11" West, along said Northerly right-of-way line, a distance of 49.94 feet to a found iron rod; thence South 22°44'24" West, along said Northerly right-of-way line, a distance of 126.32 feet to a found iron rod; thence South 58°45'26" West, along said Northerly right-of-way line, a distance of 78.36 feet to a found iron rod; thence South 62°38'45" West, along said Northerly right-of-way line, a distance of 57.67 feet to a found iron rod; thence South 61°54'00" West, along said Northerly right-of-way line, a distance of 100.09 feet to a found iron rod; thence South 60°43'37" West, along said Northerly right-of-way line, a distance of 100.37 feet to a found iron rod; thence South 61°18'15" West, along said Northerly right-of-way line, a distance of 100.06 feet to a found iron rod; thence North 49°47'07" West, 344.25 feet; thence South 85°12'12" West, 348.33 feet; thence North 43°03'03" West, 287.43 feet; thence North 84°56'14" West, 160.29 feet; thence North 02°59'54" East, 1,058.65 feet; thence North 87°00'06" West, 1,063.83 feet to a point on the East line of a tract of land as shown on the plat of survey recorded in Plan Hold "C" of Plats, page 145, in the Office of the Jo Daviess County Recorder; thence North 16°13'42" West, along the Easterly line of said tract, a distance of 419.15 feet to a point on the Southeasterly right-of-way line of the Illinois Central Railroad; thence continuing Northeasterly along said right-of-way line, along a circular curve concave to the West, an arc distance of 694.05 feet; said curve having a radius of 1,066.00 feet, a central angle of 37°18'14", and whose long chord bears North 38°44'26" East, 681.85 feet from the last described course; thence North 88°41'58" East, 1,720.35 feet to the point of beginning, as more particularly shown as Tract 2 on a survey dated September 6, 2010 and revised October 5, 2010 as prepared by Paul C. Brashaw, an Illinois Professional Land Surveyor.

Parcel 2:

A 66 foot wide easement for ingress and egress for the benefit of Parcel 1 as created by Easement Agreement dated May 6, 2011 and recorded May 13, 2011 as Document No. 362815, the centerline being more particularly described as follows:

Being part of the Southeast Quarter and Northeast Quarter of Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian, East Galena Township, Jo Daviess County, Illinois, described as

follows: Commencing at the Northeast corner of the Northeast Quarter of Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian; thence South  $01^{\circ}22'34''$  East, along the East line of the Northeast Quarter of said Section 21, a distance of 288.69 feet; thence North  $89^{\circ}43'16''$  West, 819.75 feet; thence South  $88^{\circ}41'58''$  West, 1,720.35 feet to a point on the Southeasterly right-of-way line of the Illinois Central Railroad; thence continuing Southwesterly along said Southerly right-of-way line, along a circular curve concave to the West, an arc distance of 694.05 feet to the Northeast corner of a parcel of land as shown on the plat of survey recorded in Plan Hold "C" of Plats, page 145, in the Office of the Jo Daviess County Recorder; said curve having a radius of 1,066.00 feet, a central angle of  $37^{\circ}18'14''$ , and whose long chord bears South  $38^{\circ}44'26''$  West, 681.85 feet from the last described course; thence South  $16^{\circ}13'42''$  East, along the Easterly line of said parcel, a distance of 419.15 feet; thence South  $87^{\circ}00'06''$  East, 1,063.83 feet; thence South  $02^{\circ}59'54''$  West, 1,058.65 feet; thence South  $84^{\circ}56'14''$  East, 160.29 feet; thence South  $43^{\circ}03'03''$  East, 142.27 feet to the point of beginning for the centerline of a 66.00 foot wide easement for ingress and egress, lying 33.00 feet each side of the following described centerline as follows: Thence South  $51^{\circ}40'49''$  West, along said easement centerline, a distance of 412.11 feet to a point in the centerline of Powder House Hill Road, said point also being the easement point of terminus, as more particularly shown on a survey dated September 6, 2010 and revised October 5, 2010 as prepared by Paul C. Brashaw, an Illinois Professional Land Surveyor.

**EXHIBIT B**  
**The Drainage Improvements (extent and location)**

**STORM WATER CONTROL & DETENTION POND SIZING:**

Wild Indigo Lane is situated at a high point of the proposed development. No extraneous flows are expected on the road surface. Therefore, the proposed detention pond is to serve the road only. Each parcel shall have its own storm water detention area based on the individual site plan.

**WILD INDIGO LANE STORM CALCULATIONS:**

Area of cul-de-sac =  $3.14 \times 40' \times 40'$   
 $\approx 5024 \text{ sq. ft.}$

Area of linear road surface =  $280' \times 28'$   
 $\approx 7840 \text{ sq. ft.}$

Transition - road/cul-de-sac =  $525 \text{ sq. ft.}$

Transition - road/Powderhouse Hill Rd. =  $1080 \text{ sq. ft.}$

TOTAL PAVED AREA =  $14469 \text{ sq. ft.}$   
 $\approx 0.33 \text{ acre}$

**FLOW UNDER PREDEVELOPED CONDITIONS:  $Q = cia$**

$Q = 0.20 \times 3.1 \text{ in./hr} \times 0.33 \text{ ac.}$   
 $\approx 0.21 \text{ cfs}$

**FLOW UNDER DEVELOPED CONDITIONS:  $Q = cia$**

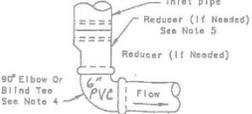
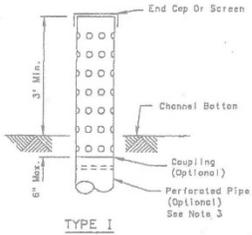
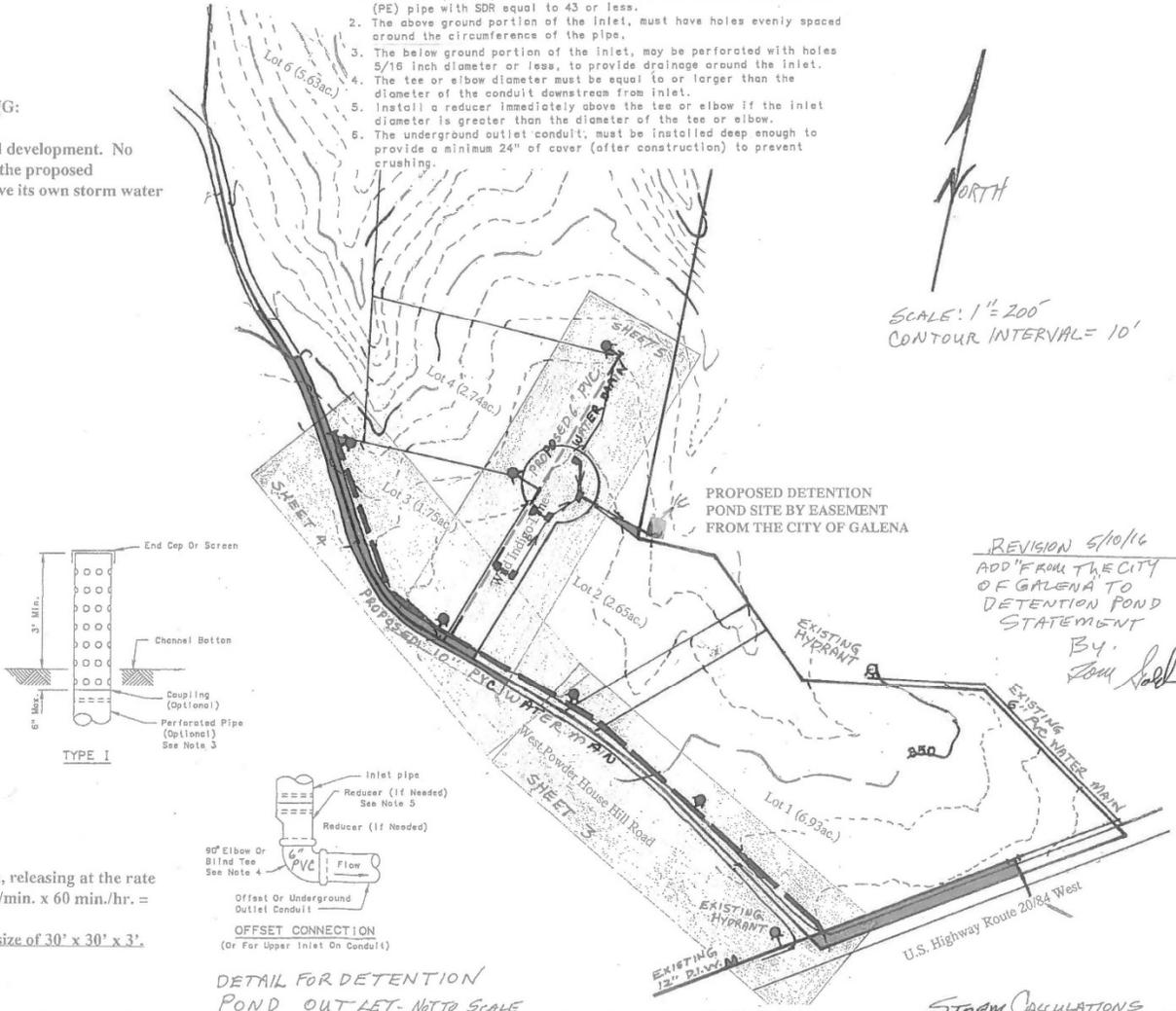
$Q = 0.9 \times 3.1 \text{ in./hr.} \times 0.33 \text{ ac.}$   
 $\approx 0.92 \text{ cfs}$

The difference is  $0.92 - 0.21 = 0.71 \text{ cfs}$

The pond is sized to hold a 3.1" rainfall over a 1 hour duration, releasing at the rate seen in the predeveloped condition. Therefore:  $0.71 \text{ cfs} \times 60 \text{ sec./min.} \times 60 \text{ min./hr.} =$

2556 cubic feet storage capacity which is equivalent to a pond size of  $30' \times 30' \times 3'$ .

- NOTES:
1. Plastic Pipe: Polyvinyl Chloride (PVC) or High Density Polyethylene (PE) pipe with SDR equal to 43 or less.
  2. The above ground portion of the inlet, must have holes evenly spaced around the circumference of the pipe.
  3. The below ground portion of the inlet, may be perforated with holes 5/16 inch diameter or less, to provide drainage around the inlet.
  4. The tee or elbow diameter must be equal to or larger than the diameter of the conduit downstream from inlet.
  5. Install a reducer immediately above the tee or elbow if the inlet diameter is greater than the diameter of the tee or elbow.
  6. The underground outlet conduit, must be installed deep enough to provide a minimum 24" of cover (after construction) to prevent crushing.



OFFSET CONNECTION  
 (Or For Upper Inlet On Conduit)

DETAIL FOR DETENTION POND OUTLET - NOT TO SCALE

SCALE: 1" = 200'  
 CONTOUR INTERVAL = 10'

REVISION 5/10/16  
 ADD FROM THE CITY OF GALENA TO DETENTION POND STATEMENT  
 By: Tom Sael

STORM CALCULATIONS & DETAILS SHEET 4

EXHIBIT C

Memorandum of Covenant (form)

**MEMORANDUM OF RESTRICTIVE COVENANT REGARDING STORM DRAINAGE**

THIS MEMORANDUM OF AGREEMENT AND RESTRICTIVE COVENANT REGARDING STORM DRAINAGE (this “**Memorandum**”) gives notice of, ratifies, and confirms certain provisions of that certain Agreement and Restrictive Covenant Regarding Storm Drainage dated and effective as of March \_\_\_\_, 2018 (the “**Covenant**”) by the CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS (the “**City**”) and JO DAVIESS CONSERVATION FOUNDATION, INC. (“**JDCF**”). *Capitalized terms used in this Memorandum and not defined herein, unless the context requires otherwise, shall have the meanings set forth in the Covenant.*

**RECITALS**

- A. The City is the owner in fee of the Property and has granted to JDCF in perpetuity the Easement and the City has caused to be constructed on a portion of the Property and within the area of the Easement the Drainage Improvements.
- B. The City and JDCF each wish to assure that no impermissible private benefit will accrue from the Drainage Improvements at any future time by entering into the Covenant.
- C. The Covenant further provides that the City and JDCF shall cooperate to record a memorialization referencing the Covenant as a covenant running with the land and the City and JDCF wish to memorialize and give notice of the Covenant option by recordation of this Memorandum in the public record.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements set forth in the Covenant, the City and JDCF do hereby give notice of, ratify, covenant, and agree as follows:

- 1. **Term.** The Covenant shall remain in full force and effect so long as the Easement shall remain in force and effect. In the event the Easement is terminated in full for any reason, the Covenant shall be deemed terminated and of no further force and effect and neither party shall have any further obligation to the other.
- 2. **Drainage Improvements Limited to Public Use and Benefit; Covenant to Remove.** The Drainage Improvements are hereby declared to be for the sole purpose of lessening the burdens of government of the City and not for private benefit. The City shall not at any time permit or suffer any expansions of or to the Drainage Improvements nor permit or suffer directly or indirectly any tie in to, from or between or any artificial storm water drainage (other than naturally occurring drainage) from any private land, lot, or area to, from or through the Drainage Improvements or any portion thereof other than from the Lane and from the Lane only so long as the Lane remains a public way. The City further agrees and covenants that, in the event of any

final determination by the Internal Revenue Service or similar or successor agency of the United States of America that the Drainage Improvements at any time constitute a private benefit impermissible under the Code and that as a result of such determination the status of JDCF under section 501(c)(3) of the Code is called into question or in danger of revocation, the City shall promptly at the City's sole cost and expense remove and relocate the Drainage Improvements in their entirety from the Property and return the area of the Drainage Improvements so removed to that condition as such area existed prior to the installation and construction of the Drainage Improvements.

**3. Covenants Running with the Land.** The Covenant is intended and shall be deemed to be a covenant running with the land and binding upon the City and all successors in title to the Property or the Drainage Improvements.

**4. Language of Covenant to Govern.** This Memorandum is intended solely as a memorialization and notice of the Covenant and nothing in this Memorandum shall be deemed to limit or qualify the terms and provisions of the Covenant. In the event of any conflict between the language or provisions of the Covenant and of this Memorandum, in each such case the language and provisions of the Covenant shall govern.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be executed in their respective names as of the date first above written.

the "City"

CITY OF GALENA, JO DAVIESS  
COUNTY, ILLINOIS

By: \_\_\_\_\_  
Mayor

"JDCF"

JO DAVIESS CONSERVATION  
FOUNDATION, INC.

By: \_\_\_\_\_  
Executive Director

ACKNOWLEDGMENTS

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF JO DAVIESS )

On this \_\_\_ day of \_\_\_\_\_, 2018 before me appeared Terry Brenner, to me personally known, who being by me duly sworn, did say that he is the duly elected Mayor of the CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS, an Illinois municipal corporation and that the foregoing instrument was signed in behalf of said City by authority of its City Council and said Mayor acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

\_\_\_\_\_  
Notary Public

My commission expires:

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF JO DAVIESS )

On this \_\_\_ day of \_\_\_\_\_, 2018 before me appeared Steven Barg to me personally known, who being by me duly sworn, did say that he is the Executive Director of JO DAVIESS CONSERVATION FOUNDATION, INC. and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors and said Executive Director acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

\_\_\_\_\_  
Notary Public

My commission expires:

**EXHIBIT A (to Memorandum)  
THE PROPERTY – LEGAL DESCRIPTION**

Parcel 1:

A tract of land located in parts of the Northeast, Northwest and Southeast Quarters of Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian, East Galena Township, Jo Daviess County, Illinois, the boundary of said tract being more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter of Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian; thence South 01°22'34" East, along the East line of the Northeast Quarter of said Section 21, a distance of 288.69 feet; thence North 89°43'16" West, 819.75 feet to a found iron pipe being the point of beginning; thence South 38°51'32" East, 480.28 feet; thence South 43°51'34" East, 353.93 feet to a found iron pipe; thence North 89°14'34" West, 441.87 feet to a found iron pipe; thence South 26°15'19" East, 196.61 feet to a found iron pipe; thence South 43°00'37" East 747.05 feet; thence South 27°29'48" East, 244.15 feet to a found iron pipe; thence South 60°14'01" East, 50.41 feet to a point on the East line of the Northeast Quarter of said Section 21; thence South 01°22'34" East, along said East line, a distance of 369.34 feet to a found iron rod on the Northerly right-of-way of the property conveyed to the People of the State of Illinois, Department of Transportation, by Warranty Deed recorded as Document No. 235020, in the Office of the Jo Daviess County Recorder; thence North 89°47'06" West, along said Northerly right-of-way line, a distance of 17.53 feet to a found iron rod; thence South 76°32'32" West, along said Northerly right-of-way line, a distance of 117.25 feet to a found iron rod; thence South 56°37'47" West, along said Northerly right-of-way line, a distance of 209.47 feet to a found iron rod; thence South 87°00'45" West, along said Northerly right-of-way line, a distance of 55.91 feet to a found iron rod; thence South 60°19'11" West, along said Northerly right-of-way line, a distance of 49.94 feet to a found iron rod; thence South 22°44'24" West, along said Northerly right-of-way line, a distance of 126.32 feet to a found iron rod; thence South 58°45'26" West, along said Northerly right-of-way line, a distance of 78.36 feet to a found iron rod; thence South 62°38'45" West, along said Northerly right-of-way line, a distance of 57.67 feet to a found iron rod; thence South 61°54'00" West, along said Northerly right-of-way line, a distance of 100.09 feet to a found iron rod; thence South 60°43'37" West, along said Northerly right-of-way line, a distance of 100.37 feet to a found iron rod; thence South 61°18'15" West, along said Northerly right-of-way line, a distance of 100.06 feet to a found iron rod; thence North 49°47'07" West, 344.25 feet; thence South 85°12'12" West, 348.33 feet; thence North 43°03'03" West, 287.43 feet; thence North 84°56'14" West, 160.29 feet; thence North 02°59'54" East, 1,058.65 feet; thence North 87°00'06" West, 1,063.83 feet to a point on the East line of a tract of land as shown on the plat of survey recorded in Plan Hold "C" of Plats, page 145, in the Office of the Jo Daviess County Recorder; thence North 16°13'42" West, along the Easterly line of said tract, a distance of 419.15 feet to a point on the Southeasterly right-of-way line of the Illinois Central Railroad; thence continuing Northeasterly along said right-of-way line, along a circular curve concave to the West, an arc distance of 694.05 feet; said curve having a radius of 1,066.00 feet, a central angle of 37°18'14", and whose long chord bears North 38°44'26" East, 681.85 feet from the last described course; thence North 88°41'58" East, 1,720.35 feet to the point of beginning, as more particularly shown as Tract 2 on a survey dated September 6, 2010 and revised October 5, 2010 as prepared by Paul C. Brashaw, an Illinois Professional Land Surveyor.

Parcel 2:

A 66 foot wide easement for ingress and egress for the benefit of Parcel 1 as created by Easement Agreement dated May 6, 2011 and recorded May 13, 2011 as Document No. 362815, the centerline being more particularly described as follows:

Being part of the Southeast Quarter and Northeast Quarter of Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian, East Galena Township, Jo Daviess County, Illinois, described as follows: Commencing at the Northeast corner of the Northeast Quarter of Section 21, Township 28 North,

Range 1 East of the Fourth Principal Meridian; thence South  $01^{\circ}22'34''$  East, along the East line of the Northeast Quarter of said Section 21, a distance of 288.69 feet; thence North  $89^{\circ}43'16''$  West, 819.75 feet; thence South  $88^{\circ}41'58''$  West, 1,720.35 feet to a point on the Southeasterly right-of-way line of the Illinois Central Railroad; thence continuing Southwesterly along said Southerly right-of-way line, along a circular curve concave to the West, an arc distance of 694.05 feet to the Northeast corner of a parcel of land as shown on the plat of survey recorded in Plan Hold "C" of Plats, page 145, in the Office of the Jo Daviess County Recorder; said curve having a radius of 1,066.00 feet, a central angle of  $37^{\circ}18'14''$ , and whose long chord bears South  $38^{\circ}44'26''$  West, 681.85 feet from the last described course; thence South  $16^{\circ}13'42''$  East, along the Easterly line of said parcel, a distance of 419.15 feet; thence South  $87^{\circ}00'06''$  East, 1,063.83 feet; thence South  $02^{\circ}59'54''$  West, 1,058.65 feet; thence South  $84^{\circ}56'14''$  East, 160.29 feet; thence South  $43^{\circ}03'03''$  East, 142.27 feet to the point of beginning for the centerline of a 66.00 foot wide easement for ingress and egress, lying 33.00 feet each side of the following described centerline as follows: Thence South  $51^{\circ}40'49''$  West, along said easement centerline, a distance of 412.11 feet to a point in the centerline of Powder House Hill Road, said point also being the easement point of terminus, as more particularly shown on a survey dated September 6, 2010 and revised October 5, 2010 as prepared by Paul C. Brashaw, an Illinois Professional Land Surveyor.

# CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



## MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Janelle Keeffer, Facilities Manager and Andy Lewis, City Engineer

DATE: January 4, 2019

SUBJECT: Update and Analysis | Galena Gateway Park Restroom Grant

In 2015, the City was awarded a \$50,000 grant from the Department of Commerce and Economic Opportunity (DCEO) for the construction of restrooms at Galena Gateway Park. The City received a check for \$12,500 to get the project started.

Shortly thereafter, we received notification from DCEO that the remainder of the grant was being held with no guarantees of award due to the Illinois State Budget freeze. In 2017, we adapted our plans to conform to the \$12,500 funding received, with the understanding that the remaining balance of the grant may never materialize. With \$12,500, we purchased and installed a porta potty, constructed a screening structure, purchased a pet-and people-friendly ADA-compliant drinking fountain with a matching donation from a private citizen. The drinking fountain is planned for installation in the spring.

In November 2018, we received notification from DCEO that the remaining \$37,500 originally awarded to the City is now available for this project.

Options for City Council to consider:

1. Construct the permanent restroom structure as originally planned. In 2015, we received bids between \$60,000 and \$80,000 for a cement block facility with a metal roof, two restrooms (one men's, one women's), a required utility room, running water and flush toilets. The cost today would likely be around \$80,000 or \$42,500 more than our current grant of \$37,500.
2. Construct a permanent restroom structure with wood frame and fiber cement siding. Based on a rough quote from a local contractor, this option is expected to cost approximately \$50,000 or \$12,500 more than our grant of \$37,500.
3. Construct a permanent restroom structure with a single uni-sex ADA restroom and a utility room. If City Council is interested in pursuing the grant, we do have permission from the State Plumbing Inspector to simplify the design. This option would involve new architectural plans. We could investigate the cost and bring the results to the Council for review.

4. Continue to utilize the portable restroom with screening structure. The current ADA compliant porta potty has been serving the public and our volunteer corps well since June 2017. The porta potty has been winterized for use year-round. Tri-State Porta Potty is contracted to service the unit once per month and add supplemental chemicals during cold-weather months.

Please know that if we build a running-water facility, the restrooms will need to be winterized (water shut off and drained) and closed November through April, as is standard at our public parks. We will also need to have someone lock and unlock the restrooms daily as well as clean the restrooms on a daily or weekly basis. Additional costs will be incurred for paper towels and cleaning supplies.

Although highly visible from Highway 20, Gateway Park is a somewhat remote location; there is risk for vandalism and plumbing issues without nearby supervision.

**Staff Recommendation:**

Although grateful for the grant from DCEO, we have adapted to a sufficient and cost-effective option for a park restroom at this location. Staff recommends maintaining the current porta potty for this park/preserve and completing the fountain installation in spring 2019. We also recommend requesting a small portion of the grant be used for the fountain costs. With this approach, we would forfeit the remaining grant monies designated for a running-water facility.

Please let us know how you would like us to proceed. Thank you.

# 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 *ALewis*

DATE: 9 January 2019

RE: Gear Street Reconstruction Project  
Approval of Additional Construction Services

Based on an existing construction cost of \$1,999,845 the Gear Street project is about 76% complete. This includes change orders 1 and 2 which added approximately \$276,000 to the contract, comprising additional watermain and sidewalk and extending the project to the lower Gazette parking lot.

Because of these additions and other minor changes we have exceeded the allocated construction services fees with our consultant WHKS. The original agreement included \$122,237.40 and we now stand at \$126,692.55, an increase of \$3,050.77. The original fee also included \$19,518 for finalizing construction records, reports, IDOT requirements and as-builts. This amount will have to be reintroduced as it was used for additional fees resulting from engineering services for the two change orders.

I have discussed the remaining work with WHKS and conclude the following additional fee breakdown is reasonable, based on the 76% completion amount:

Finalizing construction records, reports, IDOT requirements and as-builts	\$19,518.00
Construction observation and administration	<u>\$35,206.74</u>
Total	\$54,724.74

The additional fees can be paid for using existing savings in the contract or by requesting additional funding from IDOT on completion of the contract.

I seek approval from the city council for WHKS engineering service fees to be increased by \$54,724.74. The engineering services agreement will be adjusted accordingly.

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
<b>5 ALARM FIRE &amp; SAFETY EQU (173)</b>							
183111-1	1	Invoice	HURST TOOLS MAINT.	12/28/2018	785.00		22.22.929.00
Total 5 ALARM FIRE & SAFETY EQU (173):					785.00		
<b>AZAVAR AUDIT (120348)</b>							
146505	1	Invoice	REV AUDIT FEES	12/12/2018	41.94		01.11.549.00
Total AZAVAR AUDIT (120348):					41.94		
<b>CARGILL, INC. (119097)</b>							
2904516253	1	Invoice	SALT	01/03/2019	1,744.14		01.41.614.07
2904518465	1	Invoice	SALT	01/04/2019	1,733.72		01.41.614.07
2904521356	1	Invoice	SALT	01/07/2019	1,738.58		01.41.614.07
Total CARGILL, INC. (119097):					5,216.44		
<b>CDS OFFICE TECHNOLOGIES (118875)</b>							
1203533	1	Invoice	K-9 PROGRAM	12/19/2018	36.00		01.21.914.06
Total CDS OFFICE TECHNOLOGIES (118875):					36.00		
<b>CIVIC SYSTEMS (865)</b>							
011419	1	Invoice	SOFTWARE SEMIANNUA	01/14/2019	2,050.00		52.43.532.00
011419	2	Invoice	SOFTWARE SEMIANNUA	01/14/2019	2,050.00		51.42.532.00
011419	3	Invoice	SOFTWARE SEMIANNUA	01/14/2019	807.00		13.44.532.00
Total CIVIC SYSTEMS (865):					4,907.00		
<b>CIVIL MATERIALS (120397)</b>							
114962	1	Invoice	CHIPS	12/19/2018	197.69		15.41.614.01
114962	2	Invoice	MISC. MATERIALS	12/19/2018	756.80		01.41.614.04
114963	1	Invoice	STORM SEWER	12/19/2018	505.72		01.41.514.06
115028	1	Invoice	MISC. MATERIALS	12/31/2018	54.06		01.41.614.04
Total CIVIL MATERIALS (120397):					1,514.27		
<b>DEVERE, ANGELA (120347)</b>							
010319	1	Invoice	DEPOSIT REFUND	01/03/2019	200.00		58.54.929.00
Total DEVERE, ANGELA (120347):					200.00		
<b>EJ EQUIPMENT, INC. (119950)</b>							
P15731	1	Invoice	SWEEPER	01/07/2019	429.19		01.41.613.11
Total EJ EQUIPMENT, INC. (119950):					429.19		
<b>ELITE PLUMBING (120136)</b>							
6680	1	Invoice	RESTROOM REPAIR	12/27/2018	252.86		01.13.511.01
Total ELITE PLUMBING (120136):					252.86		
<b>EUCLID MANAGERS (120626)</b>							
121618	1	Invoice	EMPLOYEE DENTAL #56	12/16/2018	1,617.80		01.13.451.01

CITY OF GALENA

Invoice Register  
Input Dates: 12/27/2018 - 1/31/2019Page: 2  
Jan 10, 2019 01:31PM

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total EUCLID MANAGERS (120626):					1,617.80		
<b>FISCHER EXCAVATING, INC. (25638)</b>							
120718	1	Invoice	CONSTRUCTION	12/07/2018	160,508.57		15.41.850.00
Total FISCHER EXCAVATING, INC. (25638):					160,508.57		
<b>GALENA ARC (850)</b>							
010119	1	Invoice	HAHN COUNCIL SALARY	01/01/2019	50.00		01.11.432.00
Total GALENA ARC (850):					50.00		
<b>GALENA CHRYSLER (82)</b>							
72398	1	Invoice	SQUAD 2 MAINTENANCE	01/07/2019	44.81		01.21.513.06
Total GALENA CHRYSLER (82):					44.81		
<b>GALENA GAZETTE (34)</b>							
00064733	1	Invoice	PUBLIC HEARING NOTIC	12/20/2018	57.95		01.16.553.00
00064843	1	Invoice	SPRINKLER BID	12/27/2018	64.60		58.54.553.00
Total GALENA GAZETTE (34):					122.55		
<b>GALENA PUBLIC LIBRARY (93)</b>							
011019	1	Invoice	PERS.PROP.REPLACE.T	01/10/2019	1,024.92		16.14.913.00
Total GALENA PUBLIC LIBRARY (93):					1,024.92		
<b>GALL'S, INC. (712)</b>							
011490834	1	Invoice	K-9 PROGRAM	12/12/2018	159.98		01.21.914.06
Total GALL'S, INC. (712):					159.98		
<b>GASSER @ GALENA (24)</b>							
010119	1	Invoice	MISC. SUPPLIES	01/01/2019	9.42		01.21.651.00
010119	2	Invoice	MISC. SUPPLIES	01/01/2019	98.43		01.41.511.00
010119	3	Invoice	MISC. SUPPLIES	01/01/2019	59.35		01.41.514.11
010119	4	Invoice	MISC. SUPPLIES	01/01/2019	51.28		01.41.613.12
010119	5	Invoice	MISC. SUPPLIES	01/01/2019	57.58		01.41.652.00
010119	6	Invoice	MISC. SUPPLIES	01/01/2019	179.85		01.41.653.00
010119	7	Invoice	MISC. SUPPLIES	01/01/2019	349.95		17.52.830.01
010119	8	Invoice	MISC. SUPPLIES	01/01/2019	26.52		22.22.611.00
010119	9	Invoice	MISC. SUPPLIES	01/01/2019	6.74		22.22.613.00
010119	10	Invoice	MISC. SUPPLIES	01/01/2019	19.40		22.22.652.00
010119	11	Invoice	MISC. SUPPLIES	01/01/2019	16.18		22.22.655.00
010119	12	Invoice	MISC. SUPPLIES	01/01/2019	1.06		58.54.654.01
Total GASSER @ GALENA (24):					875.76		
<b>GEOSTAR MECHANICAL, INC. (119731)</b>							
16542	1	Invoice	BACKFLOW INSPECTION	12/26/2018	4,889.50		51.42.549.01

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total GEOSTAR MECHANICAL, INC. (119731):					4,889.50		
<b>GLOBAL REACH INTERNET PROD. (119792)</b>							
97533	1	Invoice	HOSTING FEES	12/01/2018	123.50		01.13.512.05
97534	1	Invoice	EXCHANGE ON LINE	12/06/2018	200.00		51.42.929.00
Total GLOBAL REACH INTERNET PROD. (119792):					323.50		
<b>GUY'S TRUCK &amp; TRACTOR SERVICE (119033)</b>							
GW1012424	1	Invoice	2011 INTERNATIONAL D	12/03/2018	72.16		01.41.613.06
Total GUY'S TRUCK & TRACTOR SERVICE (119033):					72.16		
<b>HALSTEAD, MARY L. (119966)</b>							
011419	1	Invoice	CITY HALL JANITOR	01/14/2019	290.00		01.13.511.07
011419	2	Invoice	PUBLIC RESTROOMS AT	01/14/2019	270.00		01.13.511.08
011419	3	Invoice	MARKET HOUSE RESTR	01/14/2019	258.50		01.13.511.09
Total HALSTEAD, MARY L. (119966):					818.50		
<b>HIGLEY (120328)</b>							
3731	1	Invoice	BATHROOM CLEANER	12/29/2018	41.75		01.13.654.00
Total HIGLEY (120328):					41.75		
<b>HOLLAND HEATING, AIR COND (99)</b>							
45301	1	Invoice	SLUDGE BARN	10/22/2018	81.04		01.41.863.09
Total HOLLAND HEATING, AIR COND (99):					81.04		
<b>IIW ENGINEERS &amp; SURVEYORS, PC (260)</b>							
71622	1	Invoice	DESIGN	12/20/2018	1,638.00		51.42.831.06
71632	1	Invoice	DESIGN	12/21/2018	20,473.64		51.42.831.04
71726	1	Invoice	DESIGN	01/02/2019	617.00		01.41.514.03
Total IIW ENGINEERS & SURVEYORS, PC (260):					22,728.64		
<b>ILLINOIS ATTORNEY GENERAL (118940)</b>							
010919	1	Invoice	SEX OFFENDER REGIST	01/09/2019	30.00		01.21.549.00
Total ILLINOIS ATTORNEY GENERAL (118940):					30.00		
<b>ILLINOIS STATE POLICE (119872)</b>							
010919	1	Invoice	SEX OFFENDER REGIST	01/09/2019	30.00		01.21.549.00
Total ILLINOIS STATE POLICE (119872):					30.00		
<b>INT'L ASSOC. CHIEFS OF POLICE (119489)</b>							
0039302	1	Invoice	2019 DUES FOR IACP	11/05/2018	190.00		01.21.561.00
Total INT'L ASSOC. CHIEFS OF POLICE (119489):					190.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
<b>JO CARROLL ENERGY, INC. (397)</b>							
010119	1	Invoice	STREET LIGHTS/ELECTR	01/01/2019	5,588.39		15.41.572.00
010119	2	Invoice	LIFT STATION	01/01/2019	128.33		52.43.850.09
010119	3	Invoice	POLICE/ELECTRIC	01/01/2019	646.87		01.21.571.01
010119	4	Invoice	EMS/ELECTRIC	01/01/2019	209.50		12.10.571.01
010119	5	Invoice	PARKS/ELECTRIC	01/01/2019	128.89		17.52.571.01
010119	6	Invoice	FLOOD CONTROL/ELECT	01/01/2019	443.90		20.25.576.01
010119	7	Invoice	FIRE/ELECTRIC	01/01/2019	438.04		22.22.576.01
010119	8	Invoice	TURNER HALL/ELECTRIC	01/01/2019	405.64		58.54.571.01
010119	9	Invoice	WELCOME SIGNS	01/01/2019	33.95		01.41.571.01
Total JO CARROLL ENERGY, INC. (397):					8,023.51		
<b>JO DAVIESS CTY GIS DEPT (330)</b>							
122118	1	Invoice	SPO INFORMATION	12/21/2018	18.75		01.16.553.00
Total JO DAVIESS CTY GIS DEPT (330):					18.75		
<b>JO DAVIESS CTY HEALTH DEPT (121)</b>							
121818	1	Invoice	VACATION RENTAL INSP	12/18/2018	50.00		01.16.546.00
Total JO DAVIESS CTY HEALTH DEPT (121):					50.00		
<b>JO DAVIESS CTY SHERIFF (116)</b>							
010119	1	Invoice	CITY SHARE OF OFFICE	01/01/2019	200.12		01.21.538.00
010119	2	Invoice	RADIO SERVICE	01/01/2019	100.00		22.22.538.00
Total JO DAVIESS CTY SHERIFF (116):					300.12		
<b>LAWSON PRODUCTS, INC. (627)</b>							
9306357776	1	Invoice	SUPPLIES	12/18/2018	253.35		01.41.652.00
9306376770	1	Invoice	SUPPLIES	12/28/2018	329.50		01.41.652.00
Total LAWSON PRODUCTS, INC. (627):					582.85		
<b>LEXISNEXIS RISK SOLUTIONS (376)</b>							
1343164-201	1	Invoice	INVESTIGATION PROGR	12/31/2018	30.50		01.21.652.03
Total LEXISNEXIS RISK SOLUTIONS (376):					30.50		
<b>LOUIE'S AGGREGATE COMPANY (1218)</b>							
5291	1	Invoice	MISC. MATERIALS	12/28/2018	118.34		01.41.614.04
Total LOUIE'S AGGREGATE COMPANY (1218):					118.34		
<b>LOWE'S (119676)</b>							
010918	1	Invoice	SUPPLIES	01/09/2018	188.10		17.52.652.00
Total LOWE'S (119676):					188.10		
<b>LW ALLEN, INC (490)</b>							
107126	1	Invoice	DESIGN UPGRADE	12/20/2018	4,753.18		52.43.532.02

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total LW ALLEN, INC (490):					4,753.18		
<b>MIDWEST BUSINESS PRODUCTS (38)</b>							
23922175	1	Invoice	COPIES	01/01/2019	366.37		01.13.579.00
23922175	2	Invoice	KIP	01/01/2019	244.26		52.43.549.00
407809	1	Invoice	COPIER	01/08/2019	185.44		01.21.512.03
Total MIDWEST BUSINESS PRODUCTS (38):					796.07		
<b>MONTGOMERY TRUCKING (133)</b>							
183082	1	Invoice	REFUSE HANDLING CON	01/01/2019	14,394.83		13.44.540.04
183082	2	Invoice	RECYCLING CONTRACT	01/01/2019	4,972.31		13.44.540.00
183082	3	Invoice	DUMPSTER RENT	01/01/2019	60.00		13.44.544.03
Total MONTGOMERY TRUCKING (133):					19,427.14		
<b>MURRAY, B. L. CO. INC. (135)</b>							
99690	1	Invoice	DISPOSABLE MATS	12/26/2018	318.00		58.54.654.01
Total MURRAY, B. L. CO. INC. (135):					318.00		
<b>NAPA AUTO PARTS (79)</b>							
010119	1	Invoice	2017 RAM	01/01/2019	183.97		01.41.613.03
010119	2	Invoice	MISC. VEHICLES	01/01/2019	29.97		01.41.613.12
010119	3	Invoice	WIPERS	01/01/2019	14.98		17.52.514.00
Total NAPA AUTO PARTS (79):					228.92		
<b>NICOR (151)</b>							
010119	1	Invoice	MARKETHOUSE RESTRO	01/01/2019	123.23		01.13.511.06
010119	2	Invoice	POOL-GAS	01/01/2019	287.44		59.55.571.02
Total NICOR (151):					410.67		
<b>NICOR (F) (118924)</b>							
010119	1	Invoice	CITY HALL-GAS	01/01/2019	236.81		01.13.571.05
010119	2	Invoice	POLICE-GAS	01/01/2019	399.73		01.21.571.05
010119	3	Invoice	PUBLIC WORKS-GAS	01/01/2019	755.93		01.41.571.05
010119	4	Invoice	FIRE DEPARTMENT-GAS	01/01/2019	515.61		22.22.571.05
010119	5	Invoice	TURNER HALL-GAS	01/01/2019	1,004.46		58.54.571.05
Total NICOR (F) (118924):					2,912.54		
<b>ORKIN PEST CONTROL (574)</b>							
122718	1	Invoice	PEST CONTROL SERVIC	12/27/2018	99.58		01.13.511.01
Total ORKIN PEST CONTROL (574):					99.58		
<b>PERFECTION LAWN CARE (119990)</b>							
3608	1	Invoice	GRANT PARK MAINTENA	10/31/2018	150.00		17.52.870.04
Total PERFECTION LAWN CARE (119990):					150.00		

CITY OF GALENA

Invoice Register  
Input Dates: 12/27/2018 - 1/31/2019Page: 6  
Jan 10, 2019 01:31PM

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
<b>PETTY CASH/POLICE DEPT. (163)</b>							
010819	1	Invoice	POSTAGE	01/08/2019	19.65		01.21.551.00
Total PETTY CASH/POLICE DEPT. (163):					19.65		
<b>POSTMASTER (118929)</b>							
122018	1	Invoice	PERMIT 82 ANNUAL FEE	12/20/2018	225.00		13.44.551.00
Total POSTMASTER (118929):					225.00		
<b>RYAN, ANGELA (119753)</b>							
010319	1	Invoice	DEPOSIT REFUND	01/03/2019	200.00		58.54.929.00
Total RYAN, ANGELA (119753):					200.00		
<b>SBM (119936)</b>							
433574	1	Invoice	OFFICE FURNITURE/POL	12/21/2018	992.00		01.21.511.00
Total SBM (119936):					992.00		
<b>SECURITY PRODUCTS OF DUBUQUE (119890)</b>							
0467886	1	Invoice	ALARM MONITORING	01/02/2019	27.00		01.13.552.00
Total SECURITY PRODUCTS OF DUBUQUE (119890):					27.00		
<b>SIGNCRAFT SCREENPRINT, INC. (555)</b>							
544631	1	Invoice	RECYCLING MAGNETS	12/13/2018	501.91		13.44.850.00
Total SIGNCRAFT SCREENPRINT, INC. (555):					501.91		
<b>SIRCHIE FINGER PRINT LABS (659)</b>							
0377405	1	Invoice	INVESTIGATION MATERI	12/15/2018	181.71		01.21.652.03
Total SIRCHIE FINGER PRINT LABS (659):					181.71		
<b>SLOAN IMPLEMENT (119196)</b>							
1493577	1	Invoice	SNOW BROOMS	11/27/2018	2,150.00		17.52.830.01
Total SLOAN IMPLEMENT (119196):					2,150.00		
<b>STACKIS HYDRAULIC &amp; HOSE (120471)</b>							
5900	1	Invoice	BACKHOE FITTING	12/19/2018	5.73		01.41.613.07
Total STACKIS HYDRAULIC & HOSE (120471):					5.73		
<b>STEPHENSON SERVICE CO. (119230)</b>							
123118	1	Invoice	FUEL	12/31/2018	71.04		01.41.655.00
Total STEPHENSON SERVICE CO. (119230):					71.04		
<b>T &amp; T ELECTRONICS (120055)</b>							
2341	1	Invoice	TV RECYCLING	01/02/2019	650.00		13.44.929.00

CITY OF GALENA

Invoice Register  
Input Dates: 12/27/2018 - 1/31/2019Page: 7  
Jan 10, 2019 01:31PM

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total T & T ELECTRONICS (120055):					650.00		
<b>TECHNOLOGY MANAGEMENT REV FUND (120601)</b>							
T1915476	1	Invoice	MONTHLY CHARGE FOR	12/17/2018	221.35		01.21.542.00
Total TECHNOLOGY MANAGEMENT REV FUND (120601):					221.35		
<b>TELEGRAPH HEARLD (118921)</b>							
1343790-122	1	Invoice	SUBSCRIPTION	12/21/2018	144.00		01.11.553.01
Total TELEGRAPH HEARLD (118921):					144.00		
<b>TREASURER, STATE OF ILLINOIS (119672)</b>							
010919	1	Invoice	SEX OFFENDER REGIST	01/09/2019	5.00		01.21.549.00
Total TREASURER, STATE OF ILLINOIS (119672):					5.00		
<b>TRENKAMP ELECTRIC (120060)</b>							
8461	1	Invoice	SERVICE CALL/GENERA	12/06/2018	165.00		01.21.511.00
Total TRENKAMP ELECTRIC (120060):					165.00		
<b>TRI-STATE PORTA POTTY, INC. (908)</b>							
5535	1	Invoice	PORTA POTTY RENTAL	12/14/2018	495.00		17.52.579.01
Total TRI-STATE PORTA POTTY, INC. (908):					495.00		
<b>US CELLULAR (92)</b>							
010119	1	Invoice	PUBLIC WORKS/CELL PH	01/01/2019	47.40		01.41.552.00
010119	2	Invoice	ADMIN/CELL PHONE	01/01/2019	51.54		01.11.552.00
010119	3	Invoice	MORAN/CELL PHONE	01/01/2019	19.00		01.261.0
010119	4	Invoice	HUNTINGTON/CELL PHO	01/01/2019	36.95		01.216.0
010119	5	Invoice	POLICE/CELL PHONES	01/01/2019	64.42		01.21.552.01
010119	6	Invoice	POLICE/CELL PHONES	01/01/2019	51.54		01.21.552.01
010119	7	Invoice	TONY/CELL PHONE	01/01/2019	43.59		01.261.0
Total US CELLULAR (92):					314.44		
<b>VAN METER INC. (141)</b>							
S010502410.	1	Invoice	ST. LIGHT MAINTENANC	01/04/2019	26.31		01.41.514.11
S010520410.	1	Invoice	ST. LIGHTS	12/19/2018	1,106.00		01.41.514.11
Total VAN METER INC. (141):					1,132.31		
<b>VEOLIA (120598)</b>							
90180561	1	Invoice	WATER CONTRACT	01/01/2019	27,299.39		51.42.515.00
90180561	2	Invoice	SEWER CONTRACT	01/01/2019	27,299.39		52.43.515.01
Total VEOLIA (120598):					54,598.78		
<b>VERIZON WIRELESS (316)</b>							
010119	1	Invoice	PAY & DISPLAY	01/01/2019	75.06		53.48.555.00
010119	2	Invoice	FIRE DEPARTMENT/VERI	01/01/2019	76.02		22.22.652.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
010119	3	Invoice	VERIZON JET PACK FOR	01/01/2019	38.01		01.21.652.03
Total VERIZON WIRELESS (316):					189.09		
<b>WEBER PAPER COMPANY (40)</b>							
D063617	1	Invoice	TOILET PAPER	12/19/2018	182.90		01.13.654.00
D063618	1	Invoice	TOILET PAPER	12/21/2018	363.10		01.13.654.01
D064078	1	Invoice	CLEANING SUPPLIES	01/04/2019	232.73		01.21.654.00
Total WEBER PAPER COMPANY (40):					778.73		
<b>WHITE CONSTRUCTION CO., INC. (119359)</b>							
010119	1	Invoice	PUBLIC WORKS JANITO	01/01/2019	110.00		01.41.511.01
122618	1	Invoice	CLEANING SERVICES/TU	12/26/2018	300.00		58.54.537.01
123018	1	Invoice	RAILING	12/30/2018	1,425.00		15.41.850.00
123018	2	Invoice	SIDE ROOF REPAIR	12/30/2018	360.00		58.54.511.00
Total WHITE CONSTRUCTION CO., INC. (119359):					2,195.00		
<b>WHITE, KAREN (120266)</b>							
122618	1	Invoice	HOLIDAY LIGHTS	12/26/2018	91.20		01.11.929.07
Total WHITE, KAREN (120266):					91.20		
<b>WIZARD COMPUTERS INC (666)</b>							
14002	1	Invoice	COMPUTER MAINTENAN	11/20/2018	160.00		01.21.512.00
14015	1	Invoice	COMPUTER MAINTENAN	01/04/2019	80.00		01.13.512.01
14015	2	Invoice	COMPUTER MAINTENAN	01/04/2019	760.00		01.21.512.00
14018	1	Invoice	COMPUTER REPAIRS	01/04/2018	100.00		01.21.652.03
Total WIZARD COMPUTERS INC (666):					1,100.00		
<b>ZARNOTH BRUSH WORKS INC. (212)</b>							
0173265	1	Invoice	SWEEPER	12/20/2018	137.00		01.41.613.11
Total ZARNOTH BRUSH WORKS INC. (212):					137.00		
Grand Totals:					311,991.39		

Report GL Period Summary

Vendor number hash: 5070614  
 Vendor number hash - split: 6274868  
 Total number of invoices: 86  
 Total number of transactions: 132

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	311,991.39	311,991.39

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Terms Description	Invoice Amount	Net Invoice Amount
Grand Totals:	311,991.39	311,991.39

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