

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**November 14, 2012**  
**6:30 PM**  
**CITY HALL, 312 ½ N. MAIN ST., GALENA, IL**

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Approval of October 10, 2012 Meeting Minutes

**OLD BUSINESS**

4. Cal. No. 12V-01, Applicant: Adam Johnson – 211 Fourth Street Galena, IL 61036. Owner: John & Lucy Mattinen – 437 N. High Street Galena, IL 61036. Location: Part of Lots 3 & 5 in Block 25 Original City of Galena, common address 437 N. High Street Galena, IL. Request for a Variance to the required front yard setback of 25 feet to 10 feet to construct a detached garage.

**NEW BUSINESS**

5. Cal. No. 12HCO-01, Applicant: John Ties for McDonalds USA LLC – 1650 W. 82<sup>nd</sup> St. Suite 900, Bloomington, MN 55431. Owner: Franchise Realty Investment Trust – 957 Gear Street, Galena, IL 61036. Location: Part of Tract 1 and Tract 2 of Part of the West ½ of the SW ¼ Section 13, T28N, R1W, City of Galena, common address 957 Gear Street, Galena, IL. Request for a Non-Administrative Highway 20 Development Permit for a proposed building remodel and site improvements project.
6. Cal. No. 12V-02, Applicant: John Ties for McDonalds USA LLC – 1650 W. 82<sup>nd</sup> St. Suite 900, Bloomington, MN 55431. Owner: Franchise Realty Investment Trust – 957 Gear Street, Galena, IL 61036. Location: Part of Tract 1 and Tract 2 of Part of the West ½ of the SW ¼ Section 13, T28N, R1W, City of Galena, common address 957 Gear Street, Galena, IL. Request for a Variance to the required Irvine Street front yard setback of 25 feet to 2 feet to construct a new trash enclosure structure.

**COUNTY ZONING**

7. None

**WORKSESSION & OTHER**

8. Open Meetings Act Training Reminder
9. Discussion on Detailed Land Use Regulations for Small Inns – intent language as it relates to structures originally built as residences.

**PUBLIC COMMENTS**

10. Public Comments
11. Adjourn

*Persons who have difficulty using the front stairs are invited to use the lift located at the Bench Street Entrance to City Hall. Anyone who may require special assistance or special accommodation should contact City Staff during office hours at 777-1050, prior to the meeting.*

*Posted November 2, 2012  
By Nate Kieffer, Zoning Administrator*