

AGENDA
ZONING BOARD OF APPEALS

July 9, 2014

6:30 PM

CITY HALL, 101 GREEN STREET, GALENA, IL

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Approval of May 14, 2014 and June 11, 2014 ZBA Meeting Minutes.

OLD BUSINESS

4. Cal. No. 14S-07, Applicant: Adam Johnson – 211 Fourth Street, Galena, IL 61036 and Owner: Dave Anderson, 513 Bouthillier Street, Galena, IL 61036. Location: Parcel: 06-500-276-00, Located in the North half of Section 20, Township 28 North, Range 1 East of the Fourth Principal Meridian, City of Galena, East Galena Township, Jo Daviess County, Illinois. Common address 513 Bouthillier Street, Galena, IL 61036. Request for Special Use Permit to allow an eighth room for the Small Inn. The property currently operates with a Special Use Permit as a seven-room Small Inn. Ratification of Findings of Fact.

NEW BUSINESS

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

COUNTY ZONING

- 7. Mary M Vincent and Sarah Newton, trustees, to request a special use permit and a one (1) lot subdivision for the purpose of allowing a single family residence on a lot less than forty (40) acres zoned agricultural. Property located: 11765 West Chetlain Lane, Galena.

WORKSESSION & OTHER

- 8. None

PUBLIC COMMENTS

- 9. Public Comments
- 10. Adjourn

Anyone who may require special assistance or special accommodation should contact City staff during office hours at 777-1050, prior to the meeting.

*Posted July 3, 2014
By Matt Oldenburg*

**MINUTES
ZONING BOARD OF APPEALS
MAY 14, 2014**

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, May 14, 2014 at City Hall, 312 ½ N. Main Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

Baranski	Present
Bochniak	Present
Cook	Present
Holman	Absent
Nybo	Present
O'Keefe	Absent
Rosenthal	Present

A quorum was declared.

Zoning Administrator Matt Oldenburg, City Attorney Joe Nack and Zoning Secretary Deb Price were also present.

APPROVAL OF MINUTES

MOTION: Bochniak moved, seconded by Cook to approve the minutes from the April 9, 2014 meeting.

Motion carried on voice vote.

OLD BUSINESS

Cal. No. 14S-02, Applicant and Owner: Wendy Heiken, 1004 Park Avenue, Galena, IL 61036. Location: Parcel: 06-500-144-00, Original Town East of Galena River, Block 23 comprised of part of Lot 11. Common address 1004 Park Avenue, Galena, IL 61036. Request for Special Use Permit to allow Tour of Home as an accessory residential land use in a Low Density Residential District.

MOTION: Baranski moved, seconded by Bochniak to approve the Findings of Fact for a Special Use Permit to allow Tour Home as an accessory residential land use in a Low Density Residential District for Cal. No. 14S-02.

As Roll Call was:

Bochniak	Yes
Cook	Yes
Holman	Absent
Nybo	Abstain
O’Keefe	Absent
Rosenthal	Yes
Baranski	Yes

Motion carried.

NEW BUSINESS

Cal. No. 14S-03, Applicant: Kelly Johnson, Owner: Kelly Johnson & Steven Hickie, 9676 US Highway 20 W, Galena, IL 61036. Location: Parcel: 06-500-147-00, Unit 2 of “The Plantation Townhouses”, located in a part of the North half of the Southwest quarter of Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian, City of Galena, East Galena Township, Jo Daviess County, Illinois. Common address 9676 US Highway 20 W, Galena, IL 61036. Request for Special Use Permit to allow Major Home Occupation as an accessory residential land use in a Medium Density Residential District.

Rosenthal asked that the record show that notice of this agenda item was properly published and surrounding property owners were notified per city ordinance.

MOTION: Baranski moved, seconded by Nybo to open the Public Hearing on Cal. No. 14S-03.

Motion carried on voice vote.

City Attorney Nack swore in all those who wished to testify at this Public Hearing.

Kelly Johnson, 9676 US Highway 20W, Galena said she is requesting the Special Use Permit so she can operate a single chair salon in her home. For twenty three years she has operated a multi chair salon from her business in Galena Square, but now she is downsizing. There is off street parking for five vehicles at the proposed location. She anticipates hours of operation to be from 9AM to 5PM and believes only one or two vehicles would be there at a time. Their personal vehicles will be in the garage during operating hours. When speaking to the neighbors about the proposed business there has been only positive feedback. Currently there are already commercial businesses in the neighborhood. They are planning no exterior modifications.

Bochniak asked Johnson if she was going to have a single chair.

Johnson said yes.

Bochniak asked what would happen if she wanted to expand her services to manicures or pedicures. Would she need to come back before the Board to have additional services?

Johnson said no – hair service only.

Oldenburg said if they were going to install any specialized equipment they would need staff approval. This would still be considered a Major Home Occupation.

Rosenthal asked about additional services such as a tanning bed.

Oldenburg said if it increased the intensity then it would have to be looked at.

Johnson said she does not have tanning beds. She has a mystic tanning bed, but she is not going to have that anymore. She has no desire or inclination to do nails or tanning. She is only doing hair and she is the only employee.

Rosenthal asked about the parking.

Johnson said two cars can park to the side and two in front of the garage for a total of four.

Rosenthal asked those in favor of the request to come forward and testify.

Anne Holmes, 9672 US Highway 20 W, Galena said she lives in the other half of the townhouse next to Johnson. She is perfectly happy with the request.

Steve Hickie, 9676 US Highway 20 W, Galena said he supports his partner and her proposed business.

Rosenthal asked those opposed to the request to come forward and testify.

No one did.

MOTION: Baranski moved, seconded by Cook to close the Public Hearing on Cal. No. 14S-03.

Motion carried on voice vote.

MOTION: Baranski moved, seconded by Cook to approve the Special Use Request as written for Cal. No 14S-03.

Discussion: Baranski said it is consistent with the ordinance to have these types of businesses.

Baranski reviewed the Approval Criteria:

(1) *Site plan review standards.* All applicable site plan review criteria in § [154.914](#).

(2) *District standards.* The underlying zoning district standards established in §§ [154.201](#) through [154.209](#) including the defining characteristics of the district;

(3) *Specific standards.* The land use regulations established in § [154.405](#);

(4) *Availability of complementary uses.* Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.

(5) *Compatibility with adjoining properties.* Compatibility with and protection of neighboring properties through measures such as:

(a) *Protection of privacy.* The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

(b) *Protection of use and enjoyment.* All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property.

(c) *Compatible design and integration.* All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

Baranski felt the request met all the criteria except # 4 which he seemed not applicable.

Nybo said he is in favor of the request. It is compatible in keeping with the small business nature of that area.

Rosenthal said this type of home business is not new. There have been many other home salons operating in Galena over the years.

As Roll Call was:

Cook	Yes
Holman	Absent
Nybo	Yes
O'Keefe	Absent
Baranski	Yes
Bochniak	Yes
Rosenthal	Yes

Motion carried.

Cal. No. 14S-04, Applicant & Owner: Daniel Balocca – 125 South Prospect Street, Galena, IL 61036. Location: 6 Parcel: 22-100-565-00 Lot Fifteen (15) and Sixteen (16) in Block Number Three (3) in the City of Galena on the West side of the Galena River in the County of Jo Daviess in the State of Illinois, common address 125 S. Prospect Street, Galena, IL. Request for Special Use Permit to allow a Small Inn Accommodations land use, with 7 rooms, in a Low Density Residential District.

Rosenthal asked that the record show that notice of this agenda item was properly published and surrounding property owners were notified per city ordinance.

Nybo asked to be recused from this agenda item. Chairperson Rosenthal granted the request.

Nybo left the Board table.

MOTION: Bochniak moved, seconded by Cook to open the Public Hearing on Cal. No. 14S-04.

Motion carried on voice vote.

City Attorney Nack swore in all those who wished to testify at this Public Hearing.

Dan Balocca, 125 S Prospect Street, Galena said he is requesting the Special Use Permit so he can add a two sleeping room unit to the current five rooms at the Felt Manor. He has developed a more detailed site plan for the request. The ordinance has been modified to allow him to seek a Special Use Permit where previously it was not possible to seek a Special Use Permit to operate a Small Inn in a residential district – even if you had a large historically significant home. Some of the improvements he is planning include changes to the parking. The site plan designates eight off street parking spots: seven guest spots, one which is ADA compliant, and one for the innkeeper. This has been done to minimize and hopefully eliminate the negative impact on High Street parking. There are 160 points of landscaping to protect and shield the privacy for the neighbors. The retaining wall has been pushed back to allow vehicles the necessary space to back out of the parking lot. There is also a 15 minute drop off space in front of the ice house – this is not one of the eight previously mentioned parking spots. Essentially, for High Street property owners, the parking will not be visible due to the slope of the land and the landscaping. He is trying to save the historic carriage house and this plan makes it more viable. The double doors on the carriage house, installed in 1939,

will be removed and the building restored to its pre-1939 appearance with appropriate carriage house doors. At some point the run off from High Street pushed the foundation out about twelve inches so that the first floor deck has been pushed out like a drawer. The building has been and continues to be shored up, but at street level it does not look its best.

Baranski asked Balocca how he was going to get that many parking spaces and a 15 minute unloading space in. It looks as though cars in spaces 1- 5 can maneuver easily, but what about 6-8.

Balocca said there currently is no room for cars in spaces 2-5 to turn and go back to the exit so space has been provided. There is a lot of room at the drop off space - about 20 feet or so. The building itself is not ADA compliant so that space may be available for turning around and then they can drive out.

Baranski asked how people exit in their vehicles now.

Balocca said the majority of them maneuver around in the current space and then back up the driveway and out onto the street. The goal is to provide space for people to turn around and drive out rather than back out.

Rosenthal asked Balocca if the plan was for a total of seven rooms after the renovation was complete – five in the home and two in the carriage house.

Balocca said the carriage house is really one large space with two sleeping rooms. The space in the carriage house is larger and it will have two sleeping rooms in the rental unit. City ordinance requires it be called two units, but it will be a single rental as far as they are concerned when booking reservations.

Oldenburg said it needed to be identified by the number of sleeping guest rooms.

Rosenthal asked where staff would park.

Balocca said there is a space for him. Other staff are working during the day when guests are not there. The Felt Manor is not always full so parking is usually available.

Baranski asked about the change from Bed and Breakfast, owner occupied, to Small Inn status with the room increase. Is it Balocca's intention to still live there?

Balocca said he plans to continue to operate as he currently does. It will still be his residence. If he did decide to have an innkeeper he would want someone who knows the business and is a benefit to the property and its guests.

Baranski asked if someone was hired would that person stay at the Felt Manor.

Balocca said yes. If he was not there the innkeeper would be. There would be no reason to have the innkeeper there when he was on site. There is one parking space for the owner or innkeeper if one would be hired.

Oldenburg said parking requirements state there should be a space for each guest room and one for the manager or owner.

Barnaski asked if there were any plans for business expansion.

Balocca said no. He is not planning on obtaining a liquor license or serving any other meals. They only offer breakfast and they serve only their guests as the ordinance dictates.

Rosenthal asked those in favor to come forward and testify.

Adam Johnson, 211 Fourth Street, Galena has worked with Balocca and Oldenburg on this project.

Baranski asked if Johnson has worked out the geometry of the parking.

Johnson said they had. It is tight but it can be worked out.

Chris Baxter, 215 S Prospect Street, Galena said she is passionate about historic preservation. This building is not just a garage as portrayed by an elected official. The conversion will have little to no impact on the neighborhood. Very few of these outbuildings have been preserved and it would be a shame to lose this one. This is a great example – maybe the best – of a carriage house that shows how these buildings served the wealthy families that owned the properties. It just doesn't make a lot of sense to lose this contributing structure over two guests.

Baranski said the change from five to seven rooms affects the building requirements and zoning classification. From a day to day operational standpoint does Baxter see or predict changes that would occur with the increase from five to seven rooms.

Baxter said she is no expert, but her sister works for the City and collects the Hotel Motel taxes. She knows that the Felt Manor is rarely fully occupied.

Baranski said if it became a fully occupied Small Inn what impact would that have.

Baxter said the neighbors would hardly see the proposed parking. This plan will actually improve the look for the neighbors. Parking was not ideal – this will greatly improve the situation.

Janet Checker, 115 S High Street, Galena said she lives right next door to the Felt Manor. Balocca has always been a great neighbor, but she is concerned about the parking. The proposed retaining wall will have a huge drop off. Will there be potential for cars to back over the wall onto her property. Even guests who are walking at the Felt Manor may not know of the significant drop off.

Baranski asked if a barrier would help her concerns.

Rosenthal said if a fence was installed would this affect Checker's visibility.

Checker said no.

Oldenburg said the proposed landscaping will create more of a buffer.

Rosenthal and Baranski asked if the proposed landscaping would improve the existing conditions.

Checker said it might.

Bochniak asked Checker where they parked.

Checker said they park in their coach house and then walk down to their home.

Baranski said other than parking does Checker anticipate a negative impact of increasing from five to seven rooms?

Checker said she does feel that this would negatively impact the area.

Baranski asked if Checker were in favor of or opposed to the request.

Checker said she was opposed.

Baranski asked what would be impacted by the two rooms.

Checker said the increased amount of people coming to High Street.

Rosenthal asked how the addition of two sleeping rooms would increase the traffic.

Checker said it is the parking that is her biggest concern.

Baranski said if the parking is all off street how would that be a problem.

Checker said she is not sure the plan will work. There are issues with backing out onto High Street.

Baranski said the proposed plan should eliminate that.

Rosenthal asked that any other persons in favor of the request come forward.

Anna Hemm, 226 S High Street, Galena said she lives at the other end of High Street – across from the Victorian Mansion. They have more guest rooms than proposed at the Felt Manor. She also lives very close to Galena Green and experiences traffic and parking increases due to guests who visit there. She said she does not have a problem with the increase – everyone is very respectful. When she purchased her home it was pointed out to her that she lived in a high traffic area, but she rarely hears anything. She is in favor of

Balocca renovating the carriage house and will be proud to see the improvements rather than driving by and thinking how much longer will the building be standing.

Rosenthal asked those opposed to the request to come forward and testify.

Rick Pariser, 113 S High Street, Galena said he has been here before. The public notice goes to all those parties within 250 feet, but it really only directly affects five or six people. They live on a very historic street in a residential neighborhood even though there are four guest houses and a church on this one block. Lots of people drive by to look at the homes. The neighbors would like nothing more than to see the building rehabilitated. Since 2009 the property has been an eyesore and in disrepair. It is now a safety issue; it is in bad shape and needs to be fixed. The responsibility is with the homeowner to maintain the structure as needed rather than let it deteriorate. The owner has said that the property has generated millions of dollars of revenue for the city. There should have been funds available for maintaining the carriage house. He is not sure that saving this building should depend on increasing the number of guest rooms which in return increases the revenue. His opposition has always been for the increase in traffic as well the noise from vehicles coming and going. The language in the request says the property should support the cost of reconstruction. This is supposed to be a home that is owner occupied and not a commercial operation, but that is what it is. The owner works in Seattle and presumably lives in Seattle. Balocca owns the property but it is not owner occupied – it is being run as a commercial enterprise. The property is for sale and has been for quite some time. In Balocca's opinion the reconstruction of the coach house is necessary to sell the property. Pariser feels this is and should be a residential property that is owner occupied. The submitted graphics lack details. There are no dimensions for the existing carriage house. This is not a conventional two room B and B unit. The Board can agree to anything but when twenty guests stay here instead of the preferred four enforcement will be an issue. This is something new to Galena. He does not think this will be beneficial to his neighborhood. He feels that property values would decrease rather than increase as the applicant states. The City should not be pressured into approving this just to save the historic structure. That onus is on the property owner. Several years ago there was a settlement between the City and Balocca. The Board should know the details of this settlement before a decision is made. He said again that he does not see the proposed increase as a benefit. He has concerns about how the Bed and Breakfast is currently being managed. Are there any adjacent property owners who feel the increased rooms would be advantageous to the neighborhood?

Rosenthal said the request is for an additional two sleeping rooms. What are Pariser's objections.

Pariser said two years ago another guest house presented a parking plan for the increased number of rooms. This was passed by the Zoning Board. There is no enforcement of that plan. Promises can be made, but who enforces that the guests do not park on the street. The parking in this area is already congested. And the noise is an issue. What times of the day and night do these people come and go. The past weekend there were an additional thirteen cars parked on the street. They were all guests of the Felt Manor.

Rosenthal asked if this happened every weekend.

Pariser said no, but who is to say what will happen if the increase is allowed.

Baranski asked Pariser how he knew the additional cars were due to the Felt Manor.

Pariser said he watched people come and go from the Felt Manor as did the neighbors. He does not think this is the way to save the carriage house. It is the owner's responsibility just as with any other home.

Baranski asked Pariser if his complaint was with the City for its lack of enforcement toward the parking issues at another Bed and Breakfast. Does he feel the request should be denied because it may not operate as planned?

Pariser said there has been no enforcement at the previously mentioned guest house. His concern is that there will be a repeat of that if this request is approved.

Burt Mall, 306 Washington Street, Galena has lived in part time here for 28 years. His house is four or five away near the Washington Street intersection. There is a difference between a Bed and Breakfast and a Small Inn. An inn is broader in scope and the larger space allows for larger events which lead to additional traffic and noise. The issue of the City keeping on top of things is very hard to do. When a recommendation is made there are a lot of details and policing all these details becomes difficult. In looking at the basics jumping from a B and B to a Small Inn is problematic. Over the years the property could have other requests approved and before you know it we've crept away from the original intention of the Zoning Board. He has mixed emotions as he really wants the carriage house preserved, but he is not sure expansion is the answer.

Baranski asked what the impact of increasing from five to seven rooms would be.

Mall said the biggest ramification would be the parking although he is not sure how big this increase would be.

Baranski said if the parking issues are handled by an off street parking plan what other problems are anticipated.

Mall said if parking were handled as presented it would have some impact but not a significant one.

James Wirth, 121 S High Street, Galena said his home is directly across from the carriage house. He wants this structure preserved and rehabbed so that it is historically correct. Zoning Board administrator Oldenburg references the specific standards for the land use regulations established in §154.405. What about §154.406? This section asks for a detailed site plan and floor plan. The reality is that this structure was not primarily used for people, but for animals. Detailed floor plans would show what modifications would be necessary. Maybe it should be rehabbed as a coach house. The historical integrity may be jeopardized by the renovations. If this were to move forward there are a multitude of issues. Enforcement – does the number of rooms indicate how many guests are on the property? Wirth contacted a City Alderperson last weekend concerning the twelve cars that were associated with the property.

If there are more cars than guest rooms enforcement needs to happen and the SUP should be revoked or suspended. The Historical Board needs to see these plans and zoning approval should be contingent upon the Historic Board's approval. He is also concerned with the removal of a garden wall. Is this providing structural support for the carriage house? He has seen the engineering studies done by Greg Stauder, the applicant's engineer. The City should be reassured of this engineering and consult with Stauder. Wirth does not feel it is appropriate that parking is allowed on the dirt and grass in front of the carriage house. This seems inappropriate and looks horrible as parking is not allowed on unimproved surfaces. Would this be allowed to continue? If this area is counted as a parking space a Variance should be required as it is in the High Street right of way. He is also concerned that a Bed and Breakfast which requires owner occupancy but a Small Inn can have an innkeeper. Didn't the new ordinance require owner occupancy?

Nack said the newly approved ordinance does require owner occupancy.

Wirth asked about the past weekend's activities. Who was in charge or responsible for the guests. It was supposed to be owner occupied. This request should not be approved if it is not going to be owner occupied. He wants the building preserved – in a historically correct fashion.

Rosenthal asked Balocca if he wished to address the neighbors' concerns.

Balocca said the Felt Manor was not open to guests over the past weekend. It was a family celebration to honor his Mother's 75th birthday and Mother's Day. It is also his private residence and as such he can have this type of gathering. In answer to the number of cars on premise equaling the number of guest rooms many times guests for two rooms come in one car. He is asking for two additional sleeping rooms – potentially two additional cars. The property is Commercially Zoned and has been for thirty years. He does not hold weddings. The last one held was in the 1990's and there were about 15 guests. Carriage houses, such as the one at 216 S High Street (Marc McCoy's) have been converted to housing structures. This carriage house was home to Lester, a freed slave and later the stable boy lived here. The retaining wall was actually a rubble wall that he converted to a retaining wall where he planted peonies. Balocca said he is willing to add whatever is necessary to improve the retaining wall that will run along John and Janet Checker's property. As for the income earned from this property. All money earned from the Felt Manor goes right back into it for maintenance, loans, staff payroll, taxes etc. It is his responsibility to take care of the property. The renovation of the carriage house is projected to cost around \$200,000.00.

Oldenburg said the floor plan was submitted. It is the same one that was presented at the October 9, 2013 ZBA meeting. If approved Balocca has one year to pull a building permit and would need to have building and fire approval for all plans.

Rosenthal said Balocca would not be able to implement the SUP until the carriage house was completed.

Oldenburg said he would have to continue with five rooms until an occupancy permit was issued for the two rooms in the carriage house. City staff will monitor all stages of the rehabilitation.

Johnson said he wanted to clarify a parking concern. There is a curb cut in front of the carriage house. This must have been approved when the curb was poured. These spaces would have been grandfathered in. In his experience streets in Galena do not run down the middle of the right of way. When the street is really off parking is usually allowed from the street rather than from the right of way.

Rosenthal said the measurement is nineteen feet from where?

Johnson said the nineteen feet is one foot from the building and one foot from the street. There is plenty of room for one parking space.

Oldenburg said staff was okay with parking in front of the carriage house.

Rosenthal said there are many homes in Galena where the driveway is in the right of way.

MOTION: Cook moved, seconded by Bochniak to close the Public Hearing on Cal. No. 14S-04.

Motion carried on voice vote.

MOTION: Baranski moved, seconded by Bochniak to approve the Special Use Permit to allow Small Inn Accommodations land use, with 7 rooms, in a Low Density Residential District based on the approval criteria for the carriage house for Cal. No 14S-04.

Discussion: Baranski appreciates all the feedback everyone has provided. In looking at the request he tries to look at its current use and the proposed use. Adding two rooms means adding two cars. This impact is not going to be detrimental to the neighborhood. He can't make the leap that two rooms with two cars will cause that many problems. The Zoning Board does not handle enforcement, but looks at applications based on merit as they relate to the ordinance. Other city components enforce the Board's decision. The City handles complaints as they are reported. The building department will make sure the permits are pulled, codes are followed, inspections performed etc. The architects will make sure the building does not fall down. He has a comfort level with the request. It is consistent with many of the things the zoning board tries to do.

Rosenthal wondered if the building had already undergone rehabilitation would the request meet the requirements for approval. The applicant has addressed the parking issue. He is willing to work with the Checker's to alleviate their concerns. As far as traffic is concerned no one can control it. The request meets the criteria for approval and as such the Board should approve.

Bochniak said this proposal and the one previously brought before the Board are different. This application shows on paper what the plans are and should work.

Baranski reviewed the Approval Criteria:

(1) *Site plan review standards.* All applicable site plan review criteria in § [154.914](#).

(2) *District standards.* The underlying zoning district standards established in §§ [154.201](#) through [154.209](#) including the defining characteristics of the district;

(3) *Specific standards.* The land use regulations established in § [154.405](#);

(4) *Availability of complementary uses.* Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.

(5) *Compatibility with adjoining properties.* Compatibility with and protection of neighboring properties through measures such as:

(a) *Protection of privacy.* The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

(b) *Protection of use and enjoyment.* All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property.

(c) *Compatible design and integration.* All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

The Board determined that the request met all components of the approval criteria.

As Roll Call was:

Holman	Absent
Nybo	Recused
O'Keefe	Absent
Baranski	Yes
Bochniak	Yes
Cook	Yes
Rosenthal	Yes

Motion carried.

Nybo returned to the table.

Cal. No. 14HCO-02, Applicant: Adam Johnson – 211 Fourth Street, Galena, IL 61036 and Owner: James L. Miller – 402 Fourth Street Galena IL, 61036. Location: Parcel: 13-001-078-59 Lot 9 Chains and Links Subdivision, common address 11401 A Street, Galena IL. Request for Highway 20 Development Permit to construct a storage unit building in the Second Phase of the Galena Climate Controlled Storage plan.

MOTION: Cook moved, seconded by Bochniak to open the Public Hearing on Cal. No. 14HCO-02.

Motion carried on voice vote.

City Attorney Nack swore in all those who wished to testify at this Public Hearing.

Adam Johnson, 211 Fourth Street, Galena said the proposed third building follows the site plan and the design would be similar to the first two buildings. This building would have exterior access only and would be “L” shaped. This will be for storage only.

Rosenthal said it appears this building would sit behind the main – original – building.

Johnson said it would.

Baranski said it is pretty well tucked in behind the other units.

Rosenthal asked all those either in favor of or in opposition to the request to come forward and testify.

No one did.

MOTION: Baranski moved, seconded by Cook to close the Public Hearing on Cal. No. 14HCO-02.

Motion carried on voice vote.

MOTION: Baranski moved, seconded by Nybo to approve the request as written for Cal.No. 14HCO-02.

Discussion: Baranski said this type of structure has previously been approved for this site. The proposed structure is very similar to the two already on site. The exterior complies with previously approved construction.

Bochniak noted it would be difficult to see the garage doors or any of the activity from the highway.

The Board reviewed the approval criteria.

- (1) All applicable site plan review criteria in § [154.914](#);
- (2) The overall context of the corridor and the goals for new development as described in Chapter [III](#) of the Design Manual;
- (3) The corridor development concepts described in Chapter [IV](#) of the Design Manual;
- (4) The proposed character of the applicable design districts as described in Chapter [V](#) of the Design Manual;
- (5) The proposed pattern of development for the Highway 20 Corridor as described in Chapter [VI](#) of the Design Manual;
- (6) The standards for building orientation, design and materials as described in Chapter [VII](#) of the Design Manual; and
- (7) The standards for site features and elements as described in Chapter [VII](#) of the Design Manual.

The Board agreed that the request met all the approval criteria except numbers three and five which were not applicable.

As Roll Call was:

Nybo	Yes
O’Keefe	Absent
Baranski	Yes
Bochniak	Yes
Cook	Yes
Holman	Absent
Rosenthal	Yes

Motion carried.

Cal. No. 14S-05, Applicant & Owner: James Wirth – 121 South High Street, Galena, IL 61036. Location: Parcel: 22-100-573-00 Lot Sixteen (16) in Block Number Four (4) in the City of Galena on the West side of the Galena River in the County of Jo Daviess in the State of Illinois, common address 121 South High Street, Galena, IL 61036. Request for Special Use Permit to allow House Tour as an accessory residential land use in a Low Density Residential District.

Rosenthal asked that the record show that notice of this agenda item was properly published and surrounding property owners were notified per city ordinance.

MOTION: Cook moved, seconded by Bochniak to open the Public Hearing on Cal. No 14S-05.

Motion carried on voice vote.

City Attorney Nack swore in all those who wished to testify at this Public Hearing.

James Wirth, 121 S High Street, Galena said he is the owner of this property. He wanted to mention that he is the director of a 501C3 IRS tax approved not for profit. His proposal will comply with the city recommended ten persons per tour. He would like to sell tickets for these tours off site – for example at the visitor’s center. He wants to encourage persons to use shuttle type transportation, such as the trolley, cabs or the workshop’s transit bus so there would be little impact on the High Street traffic. There is a fire hydrant in front of the home which allows for immediate unloading or loading, but not long term parking. In the past the house was a very popular stop on house tours. The support for tours during Boy Scout weekend has always been strong. As most know this was the house that Grant was residing in when he was called to war. The National Park Service would like to have the home elevated to national landmark status. In 1954 Galena was visited by the National Trust, a relatively new organization, and given national recognition as a tourist destination. The spokesperson said Galena represented the nineteenth century just as Williamsburg did the colonial period in the settlement of this country. The home on High Street, as well as the home on Fourth Street that Wirth will speak of in the next agenda item were two of the five homes showcased when the National Trust visited Galena in 1954.

Baranski said many people know about this house.

Wirth said the trolleys do stop on their route to talk about the house.

Baranski asked Wirth how he would deal with people who stopped at the house and wanted to purchase tickets on site for a tour. Would he direct them to the off site location?

Wirth said it is possible that people will just come to the site. He would like to have a sign, but is told that the ordinance does not allow for one. A sign would be able to direct visitors to the site selling tickets. The tour times will be set as he is only allowed a certain number per day.

Rosenthal asked how many tours he was allowed.

Oldenburg said he is allowed seventeen tours per week during the busy season and nine tours per week during the off season. This means he can have two tours each day before dinner and three days a week he can have an evening tour.

Rosenthal asked about the use and the impact on High Street traffic.

Wirth said the trolley already goes by here and stops to talk about the history of the home. There are many people who already drive by to see the house.

Rosenthal said the street narrows in this area – it will probably add to the traffic somewhat.

Wirth said he hopes that some of the drive by traffic will be eliminated as these persons will take the shuttle to the site for the tour. He does not want to increase the traffic in the

neighborhood. He wants to be considerate of his neighbors and allow them the quiet enjoyment of their property.

Rosenthal asked if the Board could put a limitation on the SUP that allows tours only to persons who have arrived via the shuttle.

Nack said he did not recommend that.

Wirth said he thought utilizing the old train depot as a ticket hub would provide tourists an area to relax and use the restrooms prior to the tour.

Bochniak asked what Wirth would do when this facility was closed. Would he be closed then too?

Wirth said that would need to be worked out. Maybe an alternative site could also be used.

Bochniak asked Wirth if he would be giving the tours.

Wirth said he would, but he has had inquiries from college students interested in that aspect too. He believes that would be allowed.

Bochniak asked where they would park.

Wirth said he does have two parking spaces in front of his home that could be utilized.

Baranski asked how Wirth would publicize the tour. As this increases so would the drive by traffic of those interested.

Wirth said there is already a great deal of that.

Rosenthal asked those in favor of the request to come forward. No one did.

Rosenthal asked those opposed to the request to come forward.

Burt Mall, 306 Washington, Galena asked the Board if the ordinance stated the maximum number of persons per tour.

Oldenburg said staff determines that number on a case by case basis. The applicant requested 18 persons per tour, but staff used the NFPA regulations and determined that an appropriate number of persons allowed per tour was 10 - excluding the tour guide.

Mall said his concern is the amount of traffic in this area.

Baranski asked if people walk up from downtown.

Mall said they do. There are lots of people who walk around the neighborhood and many who drive in the area and park on people's yards. All of these issues are small but if you add them up and then add tours to the mix it does have a combined larger impact.

Baranski asked if the benefits of the historic structure offset the detractions the tours would bring.

Mall said that is the only thing that could. He understands what Wirth is trying to do, but there comes a point when you just have to say no.

Janet Checker, 115 S High Street Galena, IL said her concern again is parking. From her home all the way to the Hellman Guest house at the end of the block there is no parking on her side of the street. On Wirth's side of the street there are two garages and a fire hydrant almost directly across from her property. She is concerned about the impact this will have on her neighborhood.

Baranski asked if the shuttle brought those interested in taking the tour would this help alleviate some of her concerns.

Checker said it would some, but the shuttle itself could create some problems just as the trolleys do.

Dan Balocca, 125 S Prospect Street, Galena said he is in favor of the home being opened up for tours, but is concerned with the number of shuttle stops per week. There would be the potential for thirty four additional stops at this house. What would happen with walk up business?

Rosenthal asked Wirth if he wished to address the presented concerns.

Wirth said that in consideration of his neighbors he would be okay with a conditional approval from the Zoning Board. If there were continued issues the permit could be revoked. Whether or not a tour home permit is issued people will come to this neighborhood and site. Even if you try to conceal it people will find it. Wirth said he could certainly investigate using a ten person van to transport people to the site rather than a trolley or shuttle.

Nybo asked Wirth If he was opposed to a one year conditional permit.

Wirth said he was not.

Cook asked if it was possible to have the trolleys drop off those interested in touring the home since they are already driving by.

Wirth said he has not looked into this. He has been approached by the Historic Society to see if he was interested in being on a tour with other historical homes. This is an opportunity to showcase something good and to highlight Grant's service to our country.

MOTION: Baranski moved, seconded by Cook to close the Public Hearing on Cal. No. 14S-05.

Motion carried on voice vote.

MOTION: Baranski moved, seconded by Nybo to approve the request for Cal. No. 14S-05.

Discussion: Baranski said of all the houses in Galena this is *the* house that should be a tour house. He understands the issues. It used to be open as a tour house years ago. Utilizing some form of shuttle service will help alleviate the traffic increase, but there are already cars visiting the neighborhood and locating this home.

Nybo said Grant's family spent more time in this home than the Bouthillier Street one. This is a privately owned home and would not have the limits as those that are operated by the State.

Bochniak said he doesn't know how the Board can talk about this even though it is a great idea. We can debate for several hours about adding one or two more cars to the guest home across the street and yet here there is the potential for thirty more cars. It astounds him that the Board and other neighbors are not expressing concern. That's his issue with the request.

Baranski said a tour home permit does not have a parking condition. The Guest Home matter does have parking requirements. The Board approved another tour home for Park Avenue.

Bochniak said just because this was previously a tour home should not make it okay to operate today. There just were not as many cars in the 1950's or 1970's.

Baranski said an Ordinance was passed to allow tour homes to operate. Each request is looked at and approved or denied based on its merit.

Rosenthal said anyone can ask for a permit, but not all will be approved. This home is more significant than the Grant home on Bouthillier Street. Unless you live in Indian Ridge you really don't have parking – it is part of Galena. A service shuttle will alleviate a lot of the parking problems. Will it be perfect, maybe not?

As Roll Call was:

O'Keefe	Absent
Baranski	Yes
Bochniak	No
Cook	Yes
Holman	Absent
Nybo	Yes
Rosenthal	Yes

Motion carried.

Cal No. 14S-06, Applicant & Owner: James Wirth – 121 South High Street, Galena, IL 61036. Location: Parcels: 06-500-170-00 & 06-500-174-03 both part of Lot One (1) in Block Number Twenty-nine (29), Original Town East of Galena River in the County of Jo Daviess in the State of Illinois, common address 901 Fourth Street, Galena, IL 61036. Request for Special Use Permit to allow House Tour as an accessory residential land use in a Low Density Residential District.

Rosenthal asked that the record show that notice of this agenda item was properly published and surrounding property owners were notified per city ordinance

MOTION: Cook moved, seconded by Baranski to open the Public Hearing on Cal. No. 14S-06.

Motion carried on voice vote.

City Attorney Nack swore in all those who wished to testify at this Public Hearing.

James Wirth, 121 S High Street, Galena said the vacant lot and home at 403 Third Street have been in his family since his great aunt owned the property in the 1930's. Darryl Watson toured the home and remarked on how much of the home is original. It has virtually been unaltered since the late 1800's. The home used to be a very popular stop during scheduled home tours, but has not really been opened up for the public since the 1950's. The 1845 miner's cottage really represents Galena. It was a multiple family home – either a double or a four cottage home. The home and families who lived here depict life during Galena's peak lead mining days. At that time 80% of the country's lead was produced in the Galena area. The property itself is much like it was when the home was built. There has never been a paved street directly in front of the home. The ravine below the house has not been altered and nature surrounds the property on all sides. There is nothing like this home on tour. It will take about one year to rehab the grounds and perhaps this could be an opportunity for an Eagle Scout project as it relates to the land and its history. Indians and soldiers alike have occupied the property during different periods of history. General Grant drilled his troops on the grounds and the home is significantly located near Grant's Home and the Washburne House. The property has been identified by the state as one of great importance. It would seem logical to go from Grant's Home to this property and then on to the Washburne House. The parking lot at the Washburne House is underutilized – maybe it could be used by those who wish to tour the property. The property has frontage on Bouthillier and Lafayette Streets. The location is a short walk from the visitor's center. There could be a similar arrangement to that which he proposed for his High Street property. Parking doesn't seem to be as big of an issue due to the multiple street frontage associated with the property.

Rosenthal said the home has been vacant for years. How soon would the Special Use Permit be in operation?

Wirth said he thought it would take at least a year to get the home ready.

Rosenthal asked Wirth why he was interested in getting a SUP now.

Wirth said there are many significant trees on the two lots. Getting the landscape shaped up and accessible would be beneficial even without the house ready for tours. You could see what the site meant to General Grant and Galena.

Nybo asked if approved when would he seek a building permit.

Wirth said he was not sure as it would be dependent upon financial backing.

Nybo said SUP approval means that a building permit needs to be sought.

Oldenburg said the permits are valid for one year. The Board could include guidelines relating to this.

Bochniak asked about the landscape tours. How soon is Wirth planning on giving tours?

Wirth said as soon as the property is ready he wants to move forward.

Bochniak asked if the SUP allows this.

Oldenburg said it did. The SUP approval could give guidelines for this. Without any specifics staff would default to the code.

Rosenthal asked if there would be a limit on the number of tours.

Oldenburg said yes. He also pointed out that there is a significant amount of work that needs to be done before tours could ever be given.

Baranski said the City would have to give final approval on the readiness of the grounds before tours are given.

Rosenthal asked those in favor of the request to come forward and testify.

No one did.

Rosenthal asked those opposed to the request to come forward and testify.

Jamie Loso, 908 Fourth Street, Galena passed out photos of Fourth Street. It is a narrow, dead end street with little space to turn to around. There is no outlet to Bouthillier Street. There is little to no space for parking – maybe enough for one to two small cars and this would make it even more difficult to drive on the street. Emergency vehicles would have a problem if they needed to respond to a call. People will be curious to find the house and see what it is about even if you tell them there is no available parking. There is already property damage on this street. Her mailbox has been hit three times in the last ten years.

Baranski asked Loso where she parks.

Loso said they have two off street parking spots in front of her home.

Ward Townsend, 904 Fourth Street, Galena said he lives in the last home on the street – a ranch house with a private drive. It is not uncommon for people to make their way up his drive and then end up having to turn around which can cause problems and damage. Foot traffic is also a concern. If people are walking from Grant's Home to Wirth's home that means they would likely be cutting through his property. There are no signs marking the path that runs in this area. If tours are allowed there should be no parking on Fourth Street – foot traffic only. Parking can be accommodated on Bouthillier Street, but there needs to be signs both for parking and for the path.

Cook asked who owns the path.

Oldenburg said it is a City plotted street.

Cook asked who is liable.

Rosenthal said the City would be.

Terry Miller, 117 Kelly Lane, Galena said he is in charge of the State of Illinois properties in Galena. The parking lots may be underutilized, but the parking lot is not available for Wirth to use. The dead end signs on Fourth Street really do not deter people from driving down there. The State used to maintain some of this area until Wirth sued them so their attorney advised them to not continue.

Rosenthal asked Wirth if he wished to rebut any of the opposition's comments.

Wirth said he shares the concerns about the narrow street. If this site were to open it would be an enhancement to the area and would keep tourists coming to Galena for the cultural heritage. The newness of getting this property back on tour would be an attraction in itself. Visitors to Galena are what we are all looking for. This would be something different. If there is a way to do this so people do not end up at Fourth Street he is all for helping eliminate congestion in the area.

Baranski asked Wirth if before the Board voted on approval if he wanted to develop a parking plan showing how people would be moved to and from the site so congestion on Fourth Street could be eliminated.

Wirth said he is concerned about the impact on the residents. He would be agreeable to continuing this to see what opportunities are available and agreeable with the neighboring residents.

MOTION: Bochniak moved, seconded by Cook to close the Public Hearing on Cal. No. 14S-06.

Motion carried on voice vote.

MOTION: Baranski moved, seconded by Cook to deny the request for Cal. No. 14S-06.

Discussion: Baranski said as with all Special Use Permits the Board needs to look at the merits of each individual request. Fourth Street is a problem for this request.

Rosenthal said not only the street but access to the property is a big issue.

Baranski said it is a very significant house, but there is no thru traffic and there could be issues with emergency vehicles access. The right of way here is wider than normal which could be of some help. The issues need to be ironed out in a very concrete way.

Rosenthal said this request is very different from Wirth's request for High Street. It is not safe to take vehicles down Fourth Street. This is a vacant home or vacant lot. Nothing has been done in preparation of the request.

Baranski said it is a great building and there is value in this as a tour home.

Nybo asked if rather than turning down this request the applicant could ask for a continuance so he could address Board's concerns.

Baranski said he was thinking that too.

Oldenburg said the applicant can ask for a continuance any time prior to a final decision.

Rosenthal and Oldenburg asked Wirth if he would like a continuance.

Wirth asked the Zoning Board to allow him to continue the agenda item for ninety days so he can address the Board's concerns.

Baranski said there needs to be a plan for safe and reasonable access that does not infringe on the neighbors.

MOTION: Baranski moved, seconded by Nybo to allow the applicant to withdraw his request and grant a ninety day continuance so the applicant could address issues such as access and safety.

As Roll Call was:

Baranski	Yes
Bochniak	Yes
Cook	Yes
Holman	Absent
Nybo	Yes
O'Keefe	Absent
Rosenthal	Yes

Motion carried.

COUNTY ZONING

None

WORKSESSION/OTHER

None

PUBLIC COMMENTS

None

MOTION: Bochniak moved, seconded by Cook to adjourn the meeting at 9:45 pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price
Zoning Board Secretary

**MINUTES
ZONING BOARD OF APPEALS
JUNE 11, 2014**

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, June 11, 2014 at City Hall, 312 ½ N. Main Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

Baranski	Present
Bochniak	Present
Cook	Present
Holman	Present
Nybo	Present
O'Keefe	Absent
Rosenthal	Present

A quorum was declared.

Zoning Administrator Matt Oldenburg, Acting City Attorney Tom Nack and Zoning Secretary Deb Price were also present.

APPROVAL OF MINUTES

The May 14, 2014 were not available for approval. Minutes will be available for approval at the July 9, 2014 meeting.

OLD BUSINESS

Cal. No. 14S-03, Applicant: Kelly Johnson, Owner: Kelly Johnson & Steven Hickie, 9676 US Highway 20 W, Galena, IL 61036. Location: Parcel: 06-500-147-00, Unit 2 of "The Plantation Townhouses", located in a part of the North half of the Southwest quarter of Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian, City of Galena, East Galena Township, Jo Daviess County, Illinois. Common address 9676 US Highway 20 W, Galena, IL 61036. Request for Special Use Permit to allow Major Home Occupation as an accessory residential land use in a Medium Density Residential District.

MOTION: Baranski moved, seconded by Cook to approve the Findings of Fact for the Special Use Permit for Cal. No. 14S-03 as presented.

As Roll Call was:

Bochniak	Yes
Cook	Yes
Holman	Abstain
Nybo	Yes
O'Keefe	Absent
Baranski	Yes
Rosenthal	Yes

Motion carried.

Cal. No. 14S-04, Applicant & Owner: Daniel Balocca – 125 South Prospect Street, Galena, IL 61036. Location: 6 Parcel: 22-100-565-00 Lot Fifteen (15) and Sixteen (16) in Block Number Three (3) in the City of Galena on the West side of the Galena River in the County of Jo Daviess in the State of Illinois, common address 125 S. Prospect Street, Galena, IL. Request for Special Use Permit to allow a Small Inn Accommodations land use, with 7 rooms, in a Low Density Residential District.

MOTION: Bochniak moved, seconded by Baranski to approve the Findings of Fact for the Special Use Permit for Cal. No. 14S-04 as presented.

As Roll Call was:

Cook	Yes
Holman	Abstain
Nybo	Recused
O'Keefe	Absent
Baranski	Yes
Bochniak	Yes
Rosenthal	Yes

Motion carried.

Cal. No. 14S-05, Applicant & Owner: James Wirth – 121 South High Street, Galena, IL 61036. Location: Parcel: 22-100-573-00 Lot Sixteen (16) in Block Number Four (4) in the City of Galena on the West side of the Galena River in the County of Jo Daviess in the State of Illinois, common address 121 South High Street, Galena, IL 61036. Request for Special Use Permit to allow House Tour as an accessory residential land use in a Low Density Residential District.

MOTION: Baranski moved, seconded by Cook to approve the Findings of Fact for the Special Use Permit for Cal. No. 14S-05 as presented.

Rosenthal asked if Wirth sold the property does the SUP go with the owner or the property.

Oldenburg said the SUP goes with the property so it would go with the new owner. If the use is abandoned for more than twelve months the SUP is void.

As Roll Call was:

Holman	Abstain
Nybo	Yes
O’Keefe	Absent
Baranski	Yes
Bochniak	No
Cook	Yes
Rosenthal	Yes

Motion carried.

NEW BUSINESS

Cal. No. 14S-07, Applicant: Adam Johnson – 211 Fourth Street, Galena, IL 61036 and Owner: Dave Anderson, 513 Bouthillier Street, Galena, IL 61036. Location: Parcel: 06-500-276-00, Located in the North half of Section 20, Township 28 North, Range 1 East of the Fourth Principal Meridian, City of Galena, East Galena Township, Jo Daviess County, Illinois. Common address 513 Bouthillier Street, Galena, IL 61036. Request for Special Use Permit to allow an eighth room for the Small Inn. The property currently operates with a Special Use Permit as a seven-room Small Inn.

Nybo, a small inn owner, asked to be allowed to recuse himself from the agenda item.

Rosenthal granted the request.

MOTION: Baranski moved, seconded by Cook to open the Public Hearing on Cal. No. 14S-07.

Motion carried on voice vote.

Acting City Attorney Nack swore in all those persons wishing to testify at tonight’s public hearing.

Adam Johnson, 211 Fourth Street, Galena is assisting Anderson with the application. He is dealing with the building plans and fire codes. He understands Anderson has dealt directly with City staff to meet all requirements for the additional room. Previously three guest rooms were on the third floor, but these rooms were closed due to deficiencies in fire code compliance. At that time nothing was done to rectify the problems, but the current owner is ready to address these issues. They are asking to add a suite on the third floor which would give them eight guest rooms.

Baranski asked if staff had looked to see if there was enough parking for an additional room.

Oldenburg said he has visited the site and there is sufficient parking for the additional guest room.

Dave Anderson, 513 Bouthillier Street, Galena said currently they have five guest rooms on the second floor and two on the first floor. They would like to add an additional guest room to the third floor for a total of eight guest rooms.

No one spoke against the request.

MOTION: Bochniak moved, seconded by Cook to close the Public Hearing on Cal. No 14S-07.

Motion carried on voice vote.

MOTION: Baranski moved, seconded by Bochniak to approve the Special Use Permit request as written for Cal. No. 14S-07. The request complies with the following Approval Criteria:

- (1) *Site plan review standards.* All applicable site plan review criteria in § 154.914.
- (2) *District standards.* The underlying zoning district standards established in § 154.201 through § 154.209 including the defining characteristics of the district;
- (3) *Specific standards.* The land use regulations established in § 154.406;
- (4) *Availability of complementary uses.* Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.
- (5) *Compatibility with adjoining properties.* Compatibility with and protection of neighboring properties through measures such as:
 - (a) *Protection of privacy.* The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;
 - (b) *Protection of use and enjoyment.* All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property.
 - (c) *Compatible design and integration.* All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures,

building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

Discussion: Baranski said his motion pretty well covers it all.

Rosenthal said they already have a Special Use Permit for seven rooms. There is plenty of parking to accommodate guests for the eighth room. One more room really doesn't change anything.

As Roll Call was:

Nybo	Recused
O'Keefe	Absent
Baranski	Yes
Bochniak	Yes
Cook	Yes
Holman	Yes
Rosenthal	Yes

Motion carried.

COUNTY ZONING

None

WORKSESSION/OTHER

None

PUBLIC COMMENTS

Dan Balocca, 125 S Prospect wanted to thank the Zoning Board for the process it has gone through with his applications for the Felt Manor over the last year eighteen months.

MOTION: Baranski moved, seconded by Bochniak to adjourn the meeting at 6:55 pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price
Zoning Board Secretary

DECISION

ZONING BOARD OF APPEALS OF THE CITY OF GALENA

REGARDING

CALENDAR NUMBER: 14S-07

APPLICATION BY: Adam Johnson, 211 Fourth St., Galena, IL 61036.

FOR: A Special Use Permit to allow an eighth room for the Small Inn.

FINDINGS OF FACT

PROCEDURES

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on June 11, 2014. The hearing was advertised in an edition of the Galena Gazette that was available to the general public between 15 and 30 days prior to the hearing. Letters were sent out to notify property owners within 250 feet of subject property of the request and public hearing date. They were invited to testify if they so desired. A quorum of the Board was present at the hearing in which the subject application and materials were reviewed and all persons were heard who desired to testify.

NATURE OF APPLICATION

The applicant, on behalf of the owner, is requesting a Special Use Permit to operate as an 8-room Small Inn in a Medium Density Residential District. This would allow the owner to make use of the third floor available space at the Stillman Inn, which was previously utilized as a guest room as recent as the late 1980's. The eighth room will add to the available room inventory as well as assist the owner with upkeep and maintenance of the property and contribute to the hotel/motel tax for the community.

Staff has reviewed the plans and application and determined that the request meets the bulk density, intensity and performance requirements of the Zoning Ordinance. The property is currently an existing, non-conforming use that can be expanded by 10% with SUP approval by the ZBA. Approximately 6500 sq. ft. is currently being used in the Small Inn, the expansion request is 605 sq. ft. The Staff has visited the site twice and it is my opinion that the impact on the adjoining properties will be miniscule as the property is large and has plenty of parking to accommodate the addition of one room. If approved, renovation will be conducted on the third

floor to combine two existing rooms into one guest suite that sleeps two people. The Building Department and Staff will ensure that the renovation meets current building, electrical, plumbing and life safety codes. The Fire Inspector has worked with the applicant to ensure that life safety and fire codes are met. A new balcony, recently approved by Historic Preservation Commission, will be installed outside of the room and occupants can exit the proposed modified window onto it for safety in the event of a fire. No other alterations will be done on the outside and no further site improvements are required as the site has adequate landscaping, parking and lighting already.

Land use to the north includes residences and tourist attractions. Land use to the south includes highway and woodlands. Land use to the east includes residential and cemetery. Land use to the west includes parks and tourist attractions.

PUBLIC SUPPORT AND/OR OBJECTIONS

In accordance with Article 9, Table 154.918.1 of the City of Galena Zoning Ordinance, a public hearing was held for the Special Use Request. The Zoning Board of Appeals heard testimony regarding the application from the applicant and the public.

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

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

Testimony Presented on Behalf of the Applicant and in Support of the Proposal:

- **Adam Johnson, 211 Fourth Street** – spoke as the Applicant in favor of the request. He stated that he is assisting Dave Anderson with the application. He is dealing with the building plans and fire codes. He understands Anderson has dealt directly with City staff to meet all requirements for the additional room. Previously three guest rooms were on the third floor, but these rooms were closed due to deficiencies in fire code compliance. At that time nothing was done to rectify the problems, but the current owner is ready to address these issues. They are asking to add a suite on the third floor which would give them eight guest rooms.
- **Dave Anderson, 513 Bouthillier Street** – spoke as the Owner in favor of the request. He stated that currently they have five guest rooms on the second floor and two on the first floor. They would like to add an additional guest room to the third floor for a total of eight guest rooms.

Testimony Presented in Opposition to the Proposal:

- No one spoke in opposition to the request.

APPLICABLE SECTIONS OF THE ZONING ORDINANCE

- Section 154.005 sets forth the Intent and Purpose of the Zoning Ordinance.
- Section 154.015 defines a Guest Accommodation, Small Inn.
- Section 154.106 sets forth the Nonconforming Use regulations
- Section 154.201 (B) (3) provides a definition and description of the Medium Density Residential District.
- Table 154.403.1 lists the Permitted Land Uses permitted by right or by Special Use Permit for all Zoning Districts.
- Section 154.406 (D) (8) defines and outlines the regulations for Small Inns.
- Section 154.914 lists the criteria for Site Plan Review.
- Section 154.924 sets forth the Purpose, Applicability, Review Criteria, Decision-Maker, Application and Review Procedures, and Validity for Special Use Permits.

CONCLUSIONS

In applying the regulations and pertinent performance standards of the Zoning Ordinance to this particular case, the following conclusions are reached:

1. The subject property is located in the Medium Density Residential District.
2. The Small Inn land use is allowed on this property as an existing, nonconforming land use.
3. The Medium Density Residential District is intended to permit development which has a medium density community character. Density and intensity standards for this district are designed to ensure that the Medium Density Residential District shall serve as a designation which preserves and protects the community character of its area
4. The applicant seeks a Special Use Permit to allow a Small Inn with 8 rooms as a principal commercial land use in a Medium Density Residential District.

DETERMINATION

Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by Adam Johnson for a Special Use Permit to allow a Small Inn with 8 rooms as a principal commercial land use in a Medium Density Residential District should be approved for the following reasons:

1. The site plan review met the applicable criteria for this request.
2. The request meets the district standards for the Medium Density Residential District and is congruous to the defining characteristics of the district.
3. The request meets the detailed land use regulations established for a Small Inn use.
4. Complimentary uses are available.

5. The request is compatible with adjoining properties through:
 - a. The protection of privacy will be maintained;
 - b. The elements of the plan are designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;
 - c. The elements of the plan will coexist in a harmonious manner with nearby existing properties.

DECISION

NOW, THEREFORE, BE IT RESOLVED that this Zoning Board of Appeals has determined that this request by Adam Johnson for a Special Use Permit to allow a Small Inn with 8 rooms as a principal commercial land use in a Medium Density Residential District should be approved.

PASSED AND APPROVED this 11th day of June, A.D. 2014, by the Galena Zoning Board of Appeals by a vote of 5 ayes, 0 nays, 1 absent, 0 abstain, 1 recused.

John Rosenthal, Chairperson

MEMO

To: The Zoning Board of Appeals
From: Matt Oldenburg, Zoning Administrator
Date: July 3, 2014

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

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

Project Summary:

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

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

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

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

- (1) Indoor Sales & Service: (Allowed by right in Neighborhood Commercial)
 - a. Gallery to exhibit and sell contemporary art works
 - b. Gift Shop
 - c. Small Café
- (2) Indoor Institutional – General: (Allowed by right in Neighborhood Commercial)
 - a. Special exhibit space for rotating exhibits
 - b. Dedicated exhibit space for Alfie Mueller Collection
 - c. Office space
 - d. Studio spaces to rent as arts-related business incubators, artist studios, music studios
 - e. Small events for public, such as Arts Prism
 - f. Meeting Room available for public rental use or for class and workshop space
- (3) Indoor Commercial Entertainment: (Allowed by SUP in Neighborhood Commercial)
 - a. “Black Box” Theatre space for performing arts, flexible audience of 60-80. (Approx. 1100 sf space, 560 sf required for 80 occupants in assembly), includes ticket office, concessions area, dressing/make-up rooms, storage
- (4) Accessory Institutional Use: (Reviewed and approved by Zoning Administrator, per §154.406(J))
 - a. Outdoor classes for drawing, photography, etc.
 - b. Two temporary guest artist accommodations
 - c. Youth Arts Festival, held annually (Temporary Land Use Permit required for each event unless waived during PUD approval)
 - d. Outdoor Propane Kiln for pottery
 - e. Sculpture Garden integrated with prairie restoration
 - f. Inner city prairie restoration covering approximately 4.76 acres (71%) of the proposed PUD. Improvements will included multiple walking paths.

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

Staff Comments:

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

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

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

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

Approval Criteria & Recommendation:

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;
2. Whether there has been a change of character in the area or throughout the city due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.;
3. Whether the proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district or whether there may be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new zone may generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances;
4. Whether the proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this code, and other city regulations and guidelines;
5. Whether adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone;

6. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; or
7. Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning.

And;

Planned unit development zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Specific benefits that would support a PUD zoning include, but are not limited to:

- (1) More efficient infrastructure;
- (2) Reduced traffic demands;
- (3) A greater quality and quantity of public and/or private open space;
- (4) Other recreational amenities;
- (5) Needed housing types and/or mix;
- (6) Innovative designs; and/or
- (7) Protection and/or preservation of natural resources.

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;
- b. The applicable preliminary plat criteria in [Chapter 153](#), Subdivision Regulations;
- c. The applicable site plan review criteria in § [154.914](#);
- d. The approved ODP, if applicable;
- e. An appropriate, specific density/intensity of uses for all areas included in the preliminary plan approval; and
- 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](#).

Deviations from Default District Standards - The Zoning Board of Appeals may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Zoning Board of Appeals to recommend, and the City Council to approve, a deviation from the default district

standards, the listed amenities shall be provided in excess of what would otherwise be required by this code. These amenities include:

(a) Transportation amenities including but not limited to: off-street trails, bike and pedestrian amenities, or transit oriented improvements, including school and transit bus shelters;

(b) Open space, agricultural land reservations, or land dedication of 20% or greater;

(c) Community facilities or provision of public services beyond those required for development within the PUD;

(d) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 15 years; and

(e) Other amenities, in excess of the minimum standards required by this code, that the City Council specifically finds provide sufficient community benefit to offset the proposed deviation.

Cal. No. 14PD-01

The Zoning Board of Appeals can recommend to the City Council, in the form of a motion, approval or denial of requests for Map Amendments and Preliminary PUD plans. If the Board would like to recommend approval of the requests, motions to approve which include pertinent facts in the cases and reasons for the recommendations should be entertained. The recommendations will then be forwarded to the City Council for final action.

Cal. No. 14SUB-01

The Zoning Board of Appeals can recommend to the City Council, in the form of a motion, approval, approval with conditions, or denial of the preliminary plat. The recommendation will then be forwarded to the City Council for final action on the preliminary plat. A recommendation for approval of the preliminary plat would be contingent on approval of the concurrent PUD request.

CITY OF GALENA, ILLINOIS



JUN 16 2014

Application for Planned Development

Name of Applicant: Galena Center for the Arts

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

Address of Property: 219 Summit Street Galena IL 61036

City State Zip

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

Proposed: Planned Unit Development - Community Center for the Arts

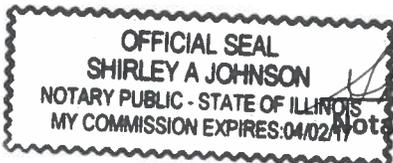
Within Historic District?: Yes No

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

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

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

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



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

City of Galena Use Only

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

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

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

Newspaper: GAZETTE Name of municipality where published: GALENA

Action by City Council on request: _____

Comments: _____

Galena Center for the Arts building

Upper Level:

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

Lower Level:

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

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

- *Ticket office
- *Concessions area for theatre

- *Theater dressing and make-up rooms

- *Storage

- *4 Bathrooms, 2 with showers for actors

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

Outdoors:

- *Inner city prairie restoration, including walking paths

- *Sculpture garden integrated with prairie restoration

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

- * Propane Kiln for pottery

Performance Venue Addition:

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

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

THE GALENA CENTER FOR THE ARTS

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

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

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

The Arts are Good for Business!

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

The Arts are Good for Education!

Did you know?

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

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

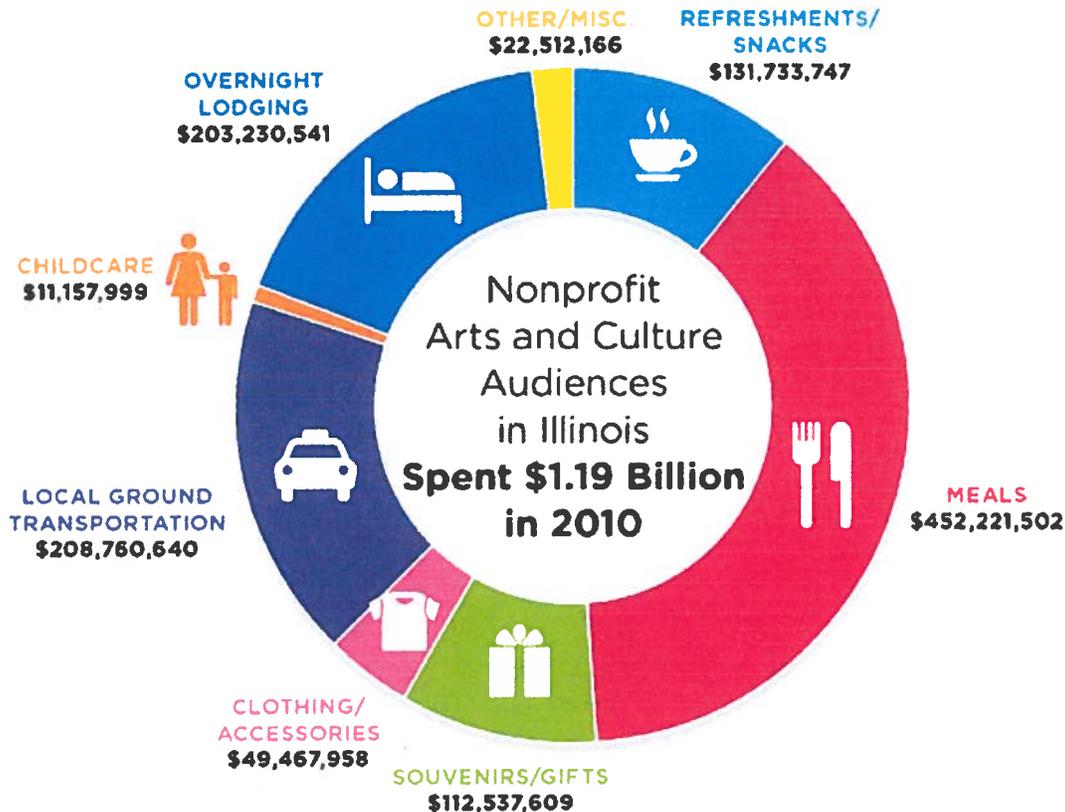
(Rand Corporation Research in the Arts)

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

Arts Alliance Illinois



AUDIENCE SPENDING IN ILLINOIS



Source: Arts and Economic Prosperity IV



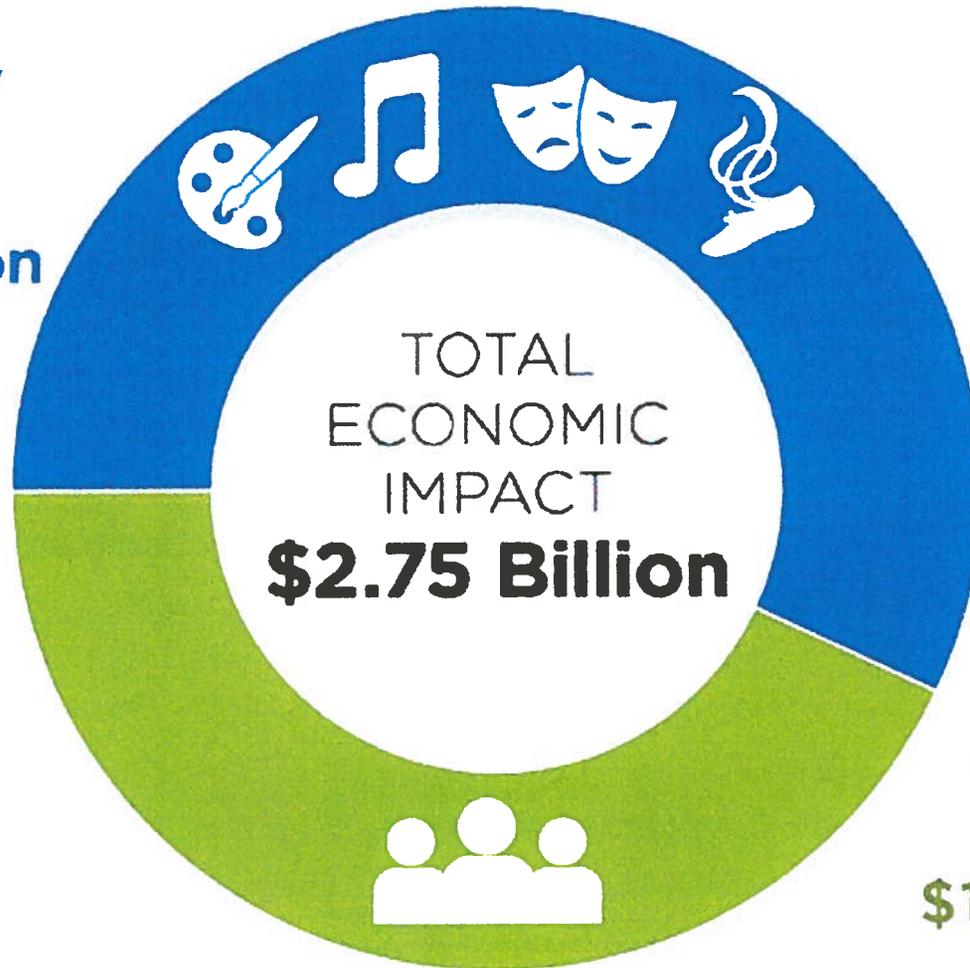
Cultural tourism offers even greater opportunities for growth

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



ECONOMIC IMPACT OF THE ARTS IN ILLINOIS

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



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

Nonprofit arts sector is a job and business generator

STUDENTS INVOLVED IN THE ARTS...

...STAY IN SCHOOL

4%

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

22%

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

...SCORE HIGHER ON TESTS

39
points
higher

Music performance students scored 39 points higher

42
points
higher

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



...ARE MORE LIKELY TO GO TO COLLEGE

61%

vs

42%

with high arts involvement planning to get a degree

with low arts involvement (2)

...ARE BETTER AT EXPRESSING THOUGHTS AND IDEAS

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



TheatreFolk
Original Playscripts

Sources

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

Did You Know?

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

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

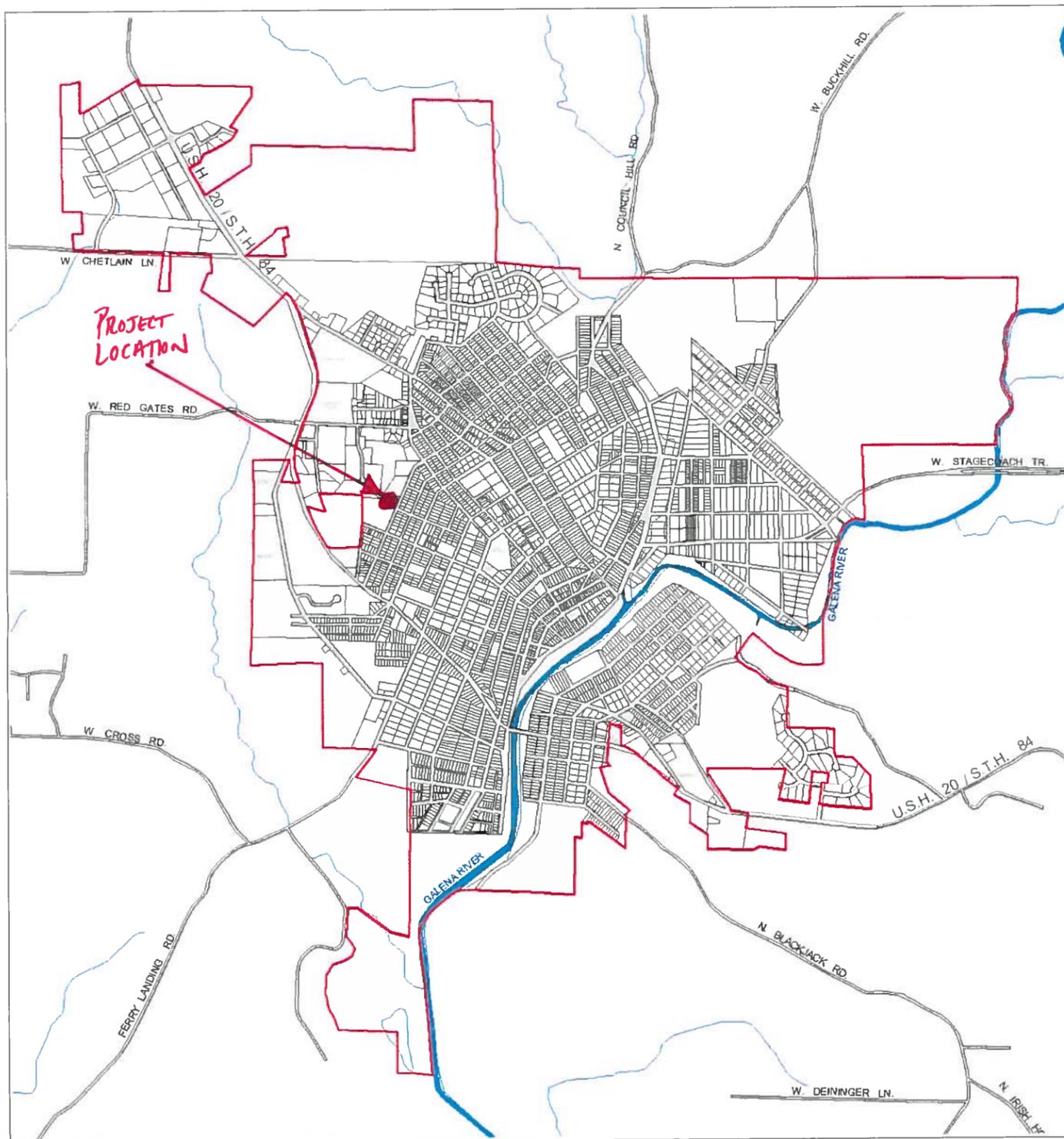
The facts are that art education:

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

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



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



1000 0 1000 2000 Feet



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





Rezoning / PUD / Subdivision
Concept Map

High Density
Residential

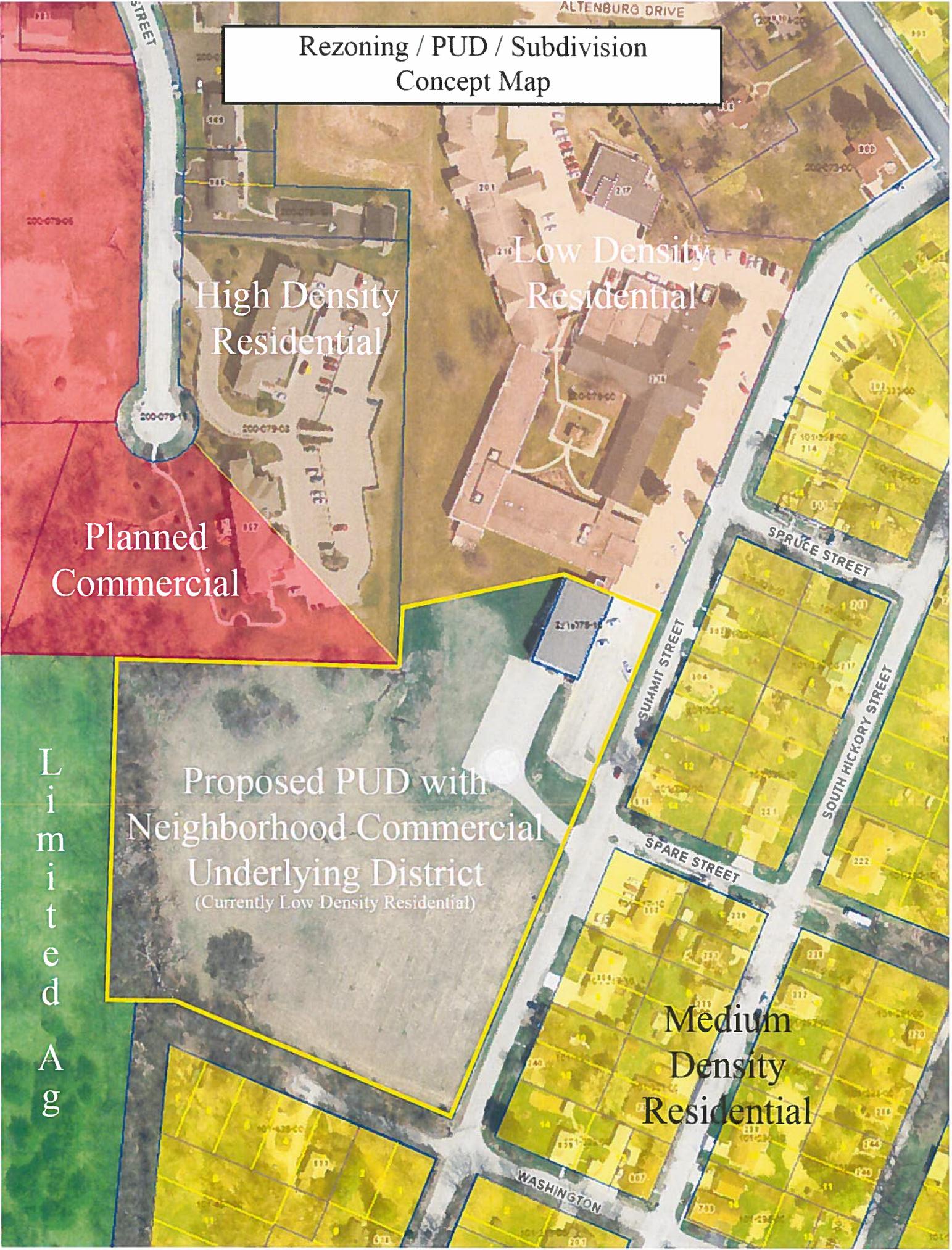
Low Density
Residential

Planned
Commercial

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

Medium
Density
Residential

L
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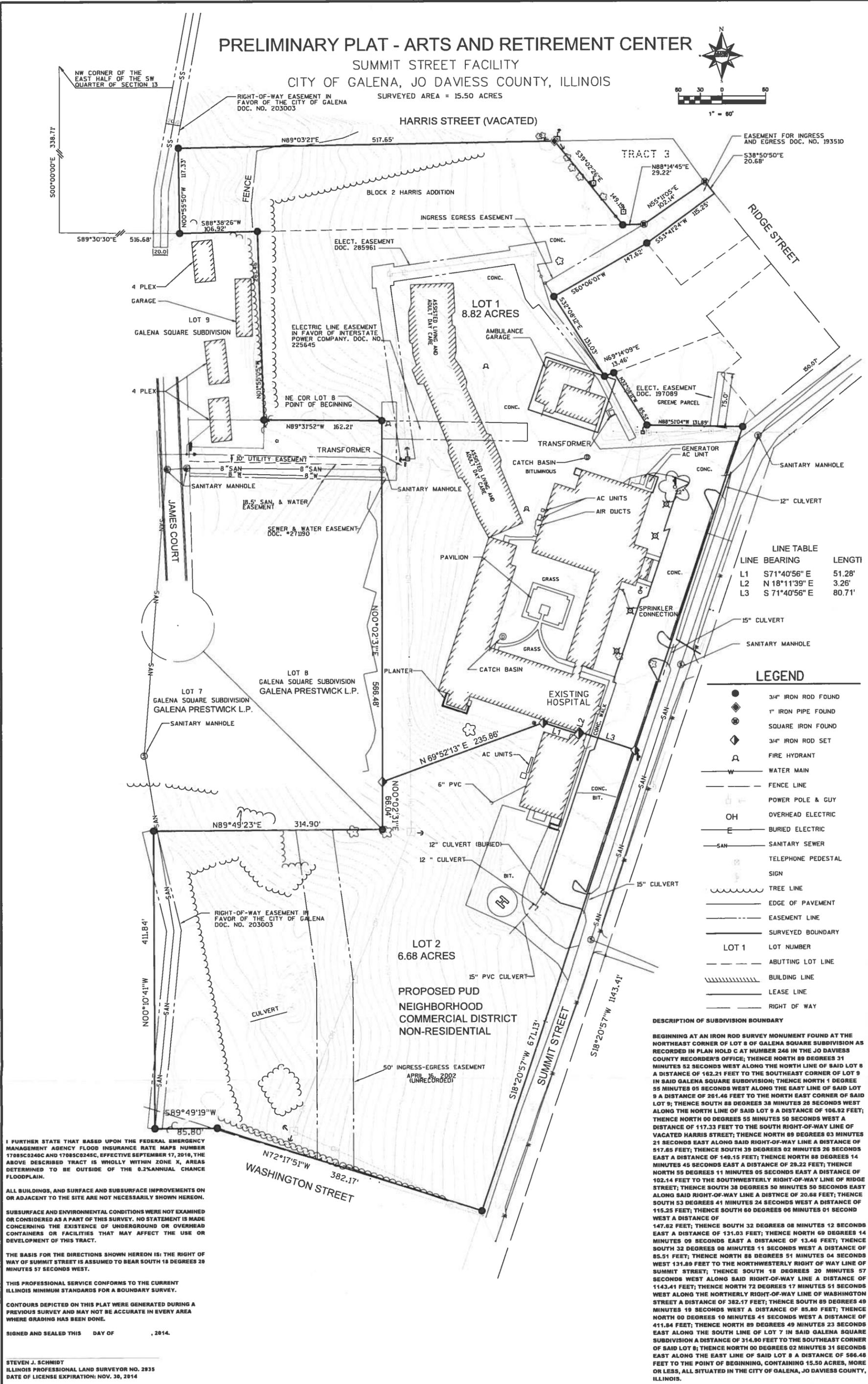
PRELIMINARY PLAT - ARTS AND RETIREMENT CENTER

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

SURVEYED AREA = 15.50 ACRES



HARRIS STREET (VACATED)



LINE TABLE

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

LEGEND

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

DESCRIPTION OF SUBDIVISION BOUNDARY

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

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

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

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

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

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

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

SIGNED AND SEALED THIS DAY OF , 2014.

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

PROJECT NO. _____
SHEET _____

GALENA CENTER FOR THE ARTS
SUMMIT STREET PUD
GALENA, IL

PRELIMINARY PLAT

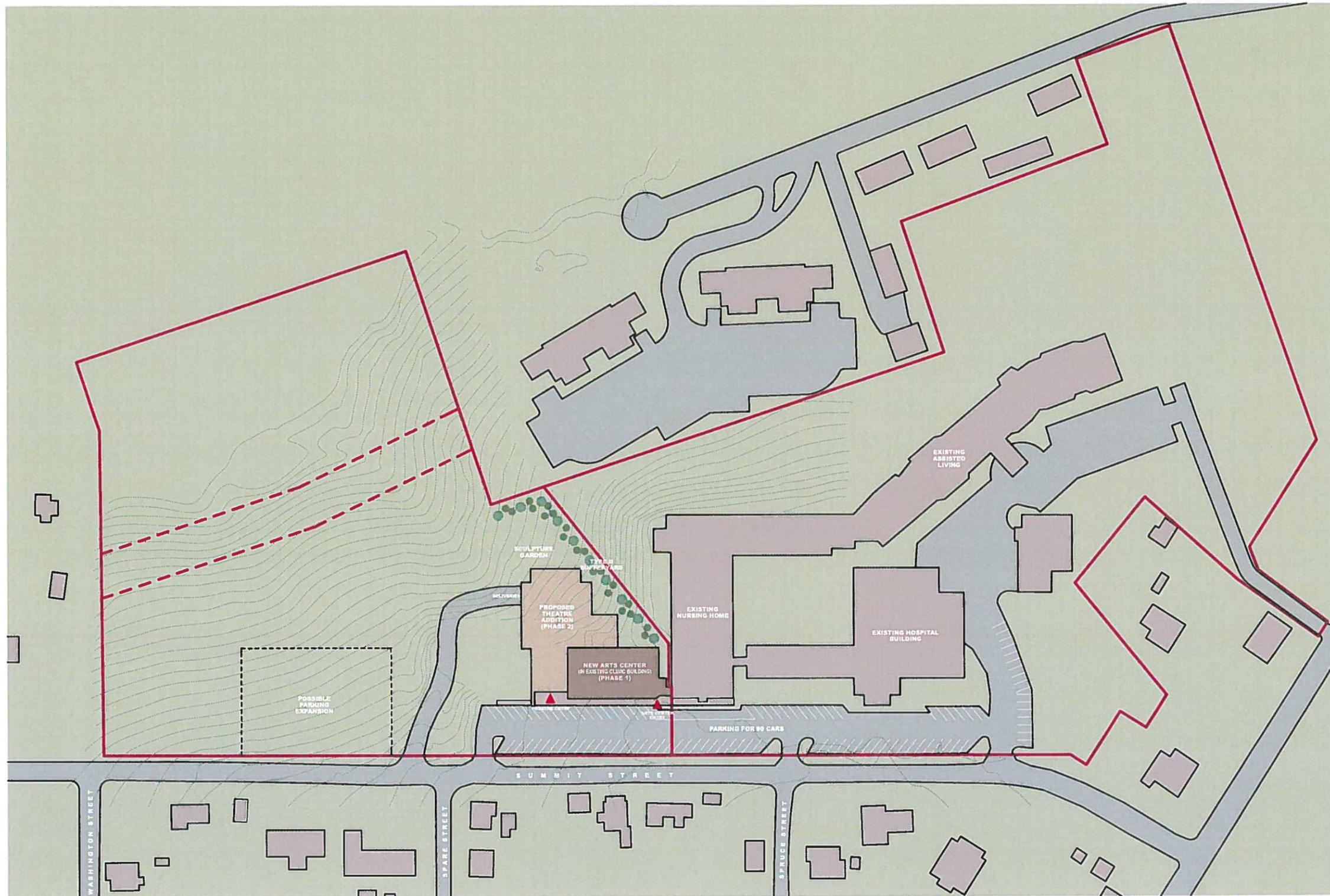
TELECOMMUNICATION - MULTIMEDIA
DEVELOPMENT - ENVIRONMENTAL
160 Associates Drive, Suite 102, Dubuque, IA 52002
563.582.9773 563-569-1214 fax 563-562-4020

MSA
MULTIMEDIA SURVEYING & CONSULTING

REVISION	DATE	BY

SCALE AS SHOWN
DRAWN BY: EJS
CHECKED BY: FB

PROJECT NO. 16838000
PROJECT DATE: JUNE 13, 2014
PLOT DATE: 6/18/14, P:\VERSION\16838000\16838000-CA-DC-NEW PLAT.dwg



PROJECT SUMMARY

PHASE 1 SUMMARY

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

PARKING REQUIRED: 40 SPACES
 PARKING PROVIDED: 90 SPACES

PHASE 2 SUMMARY

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

PARKING REQUIRED: 85 SPACES
 PARKING PROVIDED: 90 SPACES

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



A1



A2





A3

**GALENA CENTER
FOR THE ARTS**

GALENA, ILLINOIS



A4

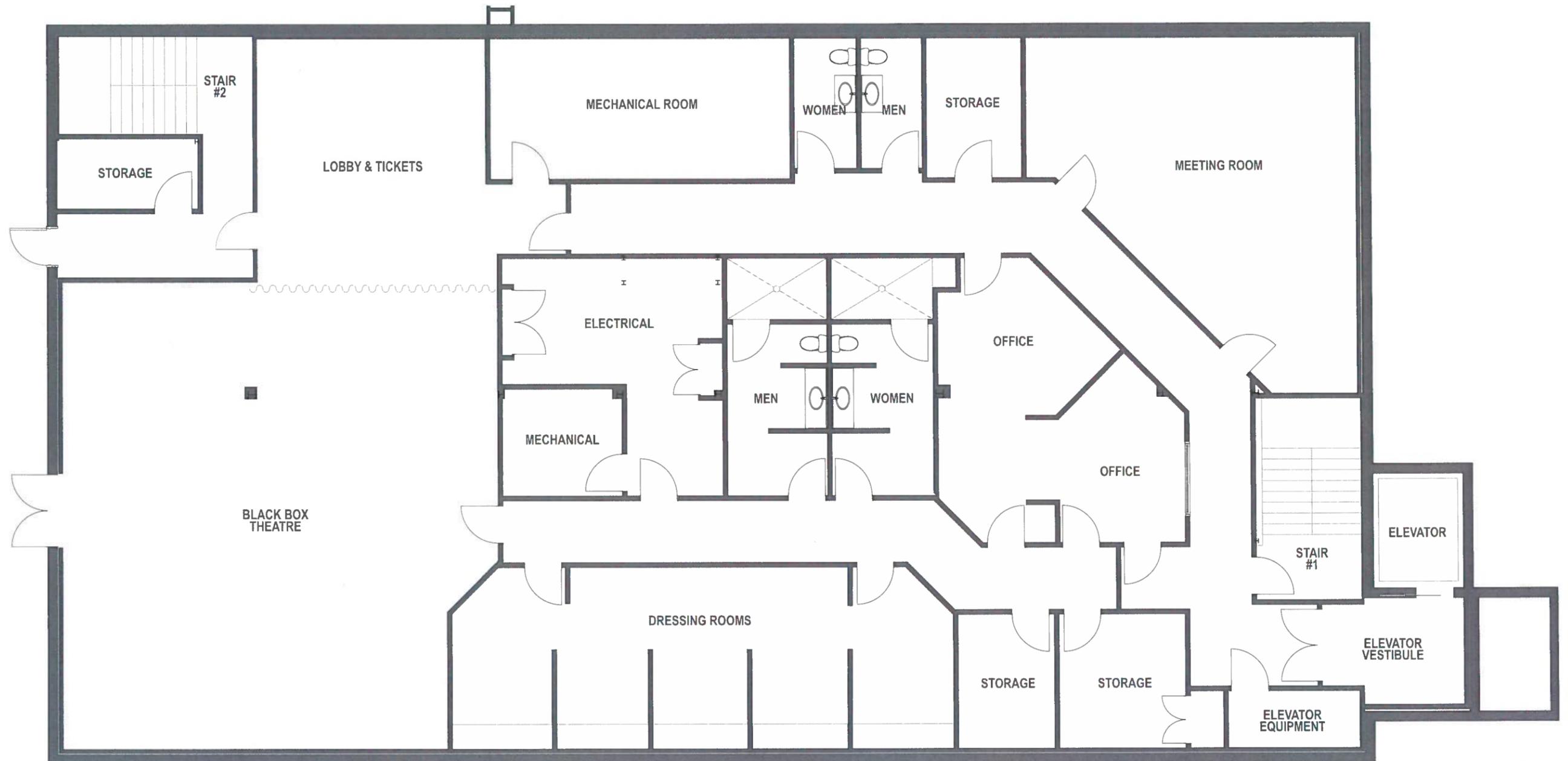


A5





A6



A7

CITY OF GALENA, ILLINOIS



JUN 16 2014

Application for Subdivision Approval

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

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

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

Address of Property: 219 Summit Street

Current Use of Property: Senior Assisted Living, Nursing Home

Proposed Use of Property: Senior Assisted Living, Nursing Home

Planned Unit Development - Community Center for the Arts

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

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

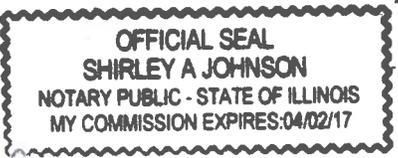
Please provide the following:

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

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

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

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



MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: July 3, 2014

RE: Mary M Vincent and Sarah Newton, trustees, to request a special use permit and a one (1) lot subdivision for the purpose of allowing a single family residence on a lot less than forty (40) acres zoned agricultural. Property located: 11765 West Chetlain Lane, Galena.

Project Summary:

Please review enclosed packet for this County request. The property lies within our 1.5 mile radius area of interest. The proposed subdivision is also within our Contiguous Growth area and is planned as Single Family / Agricultural.

The request is consistent with our Comprehensive Plan. The ZBA may discuss and forward an opinion to the County regarding the request.

Jo Daviess County Building & Zoning

Linda Delvaux, Building & Zoning Administrator

1 Commercial Drive Suite 1
Telephone: (815) 591-3507 or (815) 591-3810
Email: buildingandzoning@jodaviess.org

Hanover, IL 61041
Fax: (815) 591-2728
Website: www.jodaviess.org

June 25, 2014

To whom it may concern:

The subdivision plat(s) enclosed are scheduled to be heard in front of the Planning Commission on **Wednesday, July 23, 2014**, and lie within your area of interest. Please review the material and forward any comments or concerns as soon as possible to this office. If you should not respond it would be considered as a favorable recommendation. The meeting will be held at the County Court House, Board Room, 330 N. Bench St., Galena, 7:00 PM.

If you have any questions please feel free to call.

Thank you,

Linda Delvaux,
Building & Zoning Administrator

APPLICATION FOR SPECIAL USE PERMIT

Owner (All beneficiaries if property is held in a land trust. All stockholders holding over 20% of the stock if owner is a corporation.)

Name: MARY M. VINCENT - TRUSTEE
P.O. BOX 685
Address: WARREN, ILL 61087 Phone: 815-745-2624 OFFICE

Petitioner if other than Owner:

Name: SARAH J. NEWTON
P.O. BOX 319
Golens, Ill 61036
815-238-

Address: Phone:

Contract Purchaser or developer if other than Owner:

Name:

Address: Phone:

Subject Property:

1. Common address: 11765 W. CHETLAIN LANE Golens, Ill 61036

2. Describe location: ABOUT 3/8 of a mile WEST OF U.S. ROUTE 20 ON S. Side of CHETLAIN LANE OF 11765 W. CHETLAIN LANE

3. Acreage or dimensions: 4.43 ACRES

4. Brief legal description: PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 14, T28N, R1W RAWLINS TOWNSHIP

5. Attach legal and site plan/aerial photo/preliminary plat if subdividing/other submissions.

AS PER PARENTS WISHES HOUSE
7. Describe use requested: COULD BE SOLD OFF. REMAINING FARM LAND IS TO REMAIN IN FAMILY OWNERSHIP. IN 5 YRS FARM LAND COULD BE SOLD. HOUSE IS NO LONGER BE UTILIZED

7. Describe facilities that have been/will be provided for the subject use: EXISTING HOUSE WITH ALL IMPROVEMENTS IN PLACE

8. Describe possible effects on surrounding properties and action to be taken to lesson said effects: THERE SHOULD BE NO EFFECTS AS ALL IMPROVEMENTS ARE IN PLACE. PROPERTY IS WITHIN 1/4 MILE OF Golena City Limits

I hereby swear that the information given herein is true and complete.

Mary M. Vincent
Petitioner/Applicant

Petitioner/Applicant

Signed and sworn to before me this 19th day of June, 2014

Paul C. Brashaw
Notary Public

- *Submit evidence of Title (Deed or Title Insurance Policy).
- *Submit photos if appropriate.



Subdivision

Submittal Requirements for Preliminary Plat

Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Application form complete | <input checked="" type="checkbox"/> Utilities |
| <input checked="" type="checkbox"/> Legal description | <input checked="" type="checkbox"/> Other conditions on the tract
(wooded areas, water courses
etc.) |
| <input checked="" type="checkbox"/> Evidence of Title (Deed or Title
Policy) | <input checked="" type="checkbox"/> Other conditions on adjacent
lands (embankments, ground
slope etc.) |
| <input checked="" type="checkbox"/> Application fee | |

Preliminary Plat

Location Map

- | | |
|---|---|
| <input checked="" type="checkbox"/> Name of subdivision | <input checked="" type="checkbox"/> Proposed public improvements |
| <input checked="" type="checkbox"/> Outline of area | <input checked="" type="checkbox"/> Road location, width and names |
| <input checked="" type="checkbox"/> Streets, Trafficways &
Public Utilities on
adjoining property | <input checked="" type="checkbox"/> Grades of public and private
roadways |
| <input checked="" type="checkbox"/> North point, Scale & Date | <input checked="" type="checkbox"/> Site uses indicated, other than
single family dwellings |
| <input checked="" type="checkbox"/> Name, address & phone numbers
of persons who prepared plat | <input checked="" type="checkbox"/> Setback lines |
| <input checked="" type="checkbox"/> Northpoint, graphic scaler and
date | <input checked="" type="checkbox"/> Site data |
| <input checked="" type="checkbox"/> Ground elevations (topography) | <input type="checkbox"/> Subsurface conditions on the
tract (if a shared well is proposed
it must be indicated on the plat &
septic areas shown) |
| | <input checked="" type="checkbox"/> Draft of the covenants N/A |

(Please Submit 18 Copies)

LOT 1 OF JAMES B. VINCENT TRUST
Name of Subdivision: ADDITION TO RAWLINS TOWNSHIP
MARY VINCENT TRUSTEE
Owner: SARAH NEWTON Surveyor/Engineer PAUL C. Brashaw
TRUSTEE
Date Submitted: _____ Hearing Date: _____ Reviewer _____

Jo Daviess County Building & Zoning

Linda Delvaux, Building & Zoning Administrator
1 Commercial Drive, Suite 1, Hanover, IL 61041
Telephone: (815) 591-3507 or (815) 591-3810
Fax: (815) 591-2728

e-mail - buildingandzoning@jodaviess.org

CONCEPT PLAN CHECKLIST

Project Name (if applicable): LOT 1 OF JAMES D. VINCENT TRUST
ADDITION TO RAWLINS TOWNSHIP

Parcel Identification Number(s): 43-13-000-114-00

Location (1/4 Section, Township, Range): NW 1/4, NE 1/4, SECTION 14-28-1W

Current Zoning: AGRICULTURE 1

Proposed Zoning: SPECIAL USE PERMIT

Owner(s): MARY M. VINCENT - TRUSTEE
SARAH J. NEWTON - TRUSTEE

Address: MARY - P.O. Box 685 Waver, Ill 61087
SARAH - P.O. Box 319 Galena, Ill 61036

Applicant/Authorized Agent: MARY M. VINCENT
P.O. Box 685
Waver, Ill 61087

Address/Telephone #: 815-745-2624 office
PAUL C. BRASHAW

Surveyor/Engineer: 441W W. STAGECOACH TRAIL
GALENA, ILL 61036

Address/Telephone #: 815-777-1172 815-266-2428 cell

Fourteen (14) copies of a "Concept Plan" must be submitted. The "Concept Plan" must be clearly labeled as such and may be any scale so long as the scale is an increment of ten feet (10') or one hundred feet (100'), shall be on a not larger than 30" x 36" sheet, folded to approximately nine inches by twelve inches (9" x 12") and shall contain the following information:

- The boundary and dimensions of the site.
- Existing interior and adjacent road/street rights-of-way, railroad rights-of-way, and/or easements of any kind.
- Existing structures on the site

- Existing and proposed zoning of subject property.
- A note describing the proposed use of the site.
- Existing land use(s). *Agricultural*
- Areas shown on the Jo Daviess County, Illinois *Flood Insurance Rate Maps* as being in "Zone A" or "Zone AE". *N/A*
- Low areas subject to occasional over-flow flooding, sheet flooding or ponding. *N/A*
- Wetlands (refer to the *U.S.D.A. Preliminary Wetlands Inventory* available from the Jo Daviess County Field Office of the U.S. D. A., Natural Resources Conservation Service). *N/A*
- General surface water drainage patterns, drainage divides, and high and low elevation sites.
- Names of adjacent subdivisions and owners of adjacent property. *N/A*
- Zoning on adjacent property. *Agricultural*
- A notation indicating whether or not the site is located within 1.5 miles of an incorporated city or village.
- Any political boundaries on or adjacent to the subject site (i.e. corporate, township, school district, etc. boundaries) and a list of all known taxing districts the parcel falls under.
- Parks, preserves and/or public open spaces within 200 feet of the site.
- Any proposed dedications/reservations for open space, natural area, historic building(s)/structure(s), and stormwater management facilities.
- Proposed sketch layout of roads/streets (with right-of-way widths).
- Proposal for water source and sewage disposal.

The "Concept Plan" shall be accompanied by the following supporting documents/information:

- Evidence of ownership, or proof of legal interest in, the subject property.
- Natural Resource Inventory Report from the Jo Daviess County Soil & Water Conservation District, if applicable. (14 copies)

- A completed "Concept Plan Checklist".
- A completed map amendment or special use permit application. (14 copies)
- Legal Description – complete legal description applying only to the parcel being zoned.
- Application Fee
- Any other information requested by the Zoning Officer.

I, MARY M. VINCENT, certify that all information presented herewith is complete and accurate.

Signature of Applicant Mary M. Vincent Date 6/19/14

Notice to Applicants:

The intent of the "Concept Plan" is to provide information to help both the applicant and the Jo Daviess County review agencies/decision makers evaluate the feasibility of a proposed land use change according to development plans, policies, existing and projected development activities, and zoning and/or subdivision regulations.

The "Concept Plan" should encourage the discussion of basic problems and questions related to the proposed land use change prior to approval and expenditure of funds for detailed development plans by the applicant.

The information required of a "Concept Plan" is such that applicants may prepare a "Concept Plan" at little or no cost. If technical assistance is needed by an applicant in preparing a "Concept Plan", an applicant may also choose to have a "Concept Plan" prepared by a surveyor, engineer, land planner or architect.



West Chetlain Lane
13-000-114-10

13-000-114-03

848.5

13-000-114-10

850.7

13-000-114-00

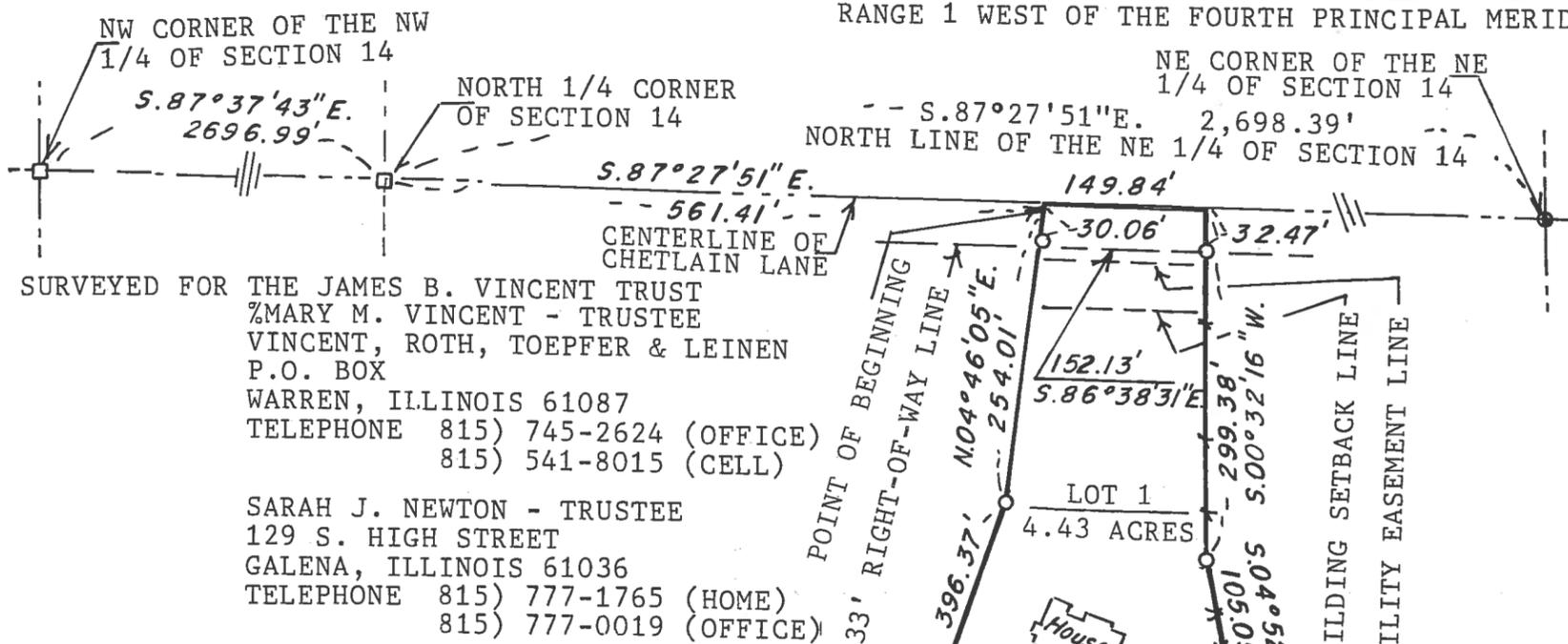
13-000-114-00

WL 809.6

13-000-117-00
Chetlain Lane

800


NORTH
Scale 1" = 150'
Vincent



LOCATED IN A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, RAWLINS TOWNSHIP, JO DAVIESS COUNTY, ILLINOIS, THE BOUNDARY OF SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN; THENCE SOUTH 87 DEGREES 27 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 561.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 27 MINUTES 51 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 149.84 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 16 SECONDS WEST, 299.38 FEET; THENCE SOUTH 04 DEGREES 52 MINUTES 39 SECONDS EAST, 105.05 FEET; THENCE SOUTH 56 DEGREES 16 MINUTES 04 SECONDS WEST, 129.04 FEET; THENCE SOUTH 18 DEGREES 22 MINUTES 55 SECONDS WEST, 171.15 FEET; THENCE SOUTH 26 DEGREES 43 MINUTES 33 SECONDS WEST, 154.08 FEET; THENCE SOUTH 50 DEGREES 21 MINUTES 44 SECONDS WEST, 132.03 FEET; THENCE SOUTH 56 DEGREES 25 MINUTES 31 SECONDS WEST, 97.45 FEET; THENCE SOUTH 67 DEGREES 59 MINUTES 04 SECONDS WEST, 90.25 FEET; THENCE NORTH 10 DEGREES 24 MINUTES 55 SECONDS WEST, 343.30 FEET; THENCE SOUTH 88 DEGREES 05 MINUTES 38 SECONDS EAST, 244.69 FEET; THENCE NORTH 20 DEGREES 19 MINUTES 46 SECONDS EAST, 396.37 FEET; THENCE NORTH 04 DEGREES 46 MINUTES 05 SECONDS EAST, 254.01 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 4.43 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL RECORDED EASEMENTS AND RIGHT-OF-WAYS; ALL BEING SITUATED IN RAWLINS TOWNSHIP, JO DAVIESS COUNTY, ILLINOIS.

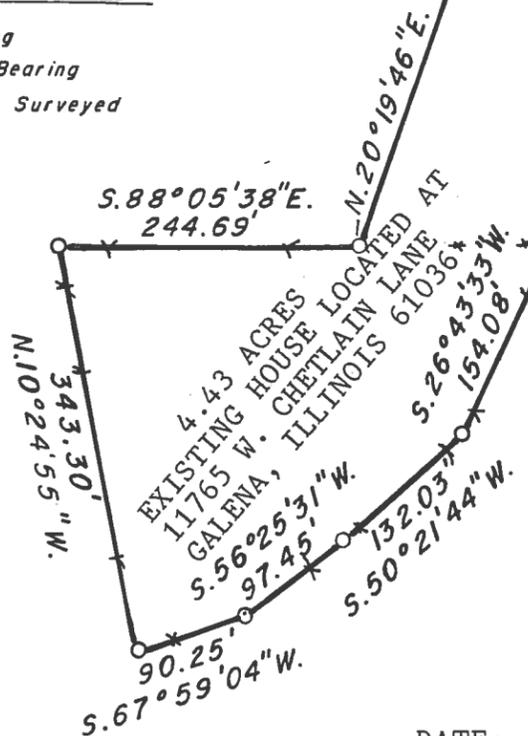
NOTE: FOR THE PURPOSES OF THIS SURVEY, THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, IS ASSUMED TO BEAR SOUTH 87 DEGREES 27 MINUTES 51 SECONDS EAST, AS OBSERVED BY GPS.

- Legend**
- 0.00' Measured Distance / Bearing
 - (0.00') Platted/Deeded Distance/Bearing
 - Boundary of the Property Surveyed
 - Existing Fence Line
 - 5/8" x 36" Iron Rod Set
 - Iron Rod / Pipe Found
 - RR Spike
 - △ PK Nail

TOWNSHIP 28 NORTH



Scale: 1" = 150'



LOCATION MAP
SECTION 14
RAWLINS TOWNSHIP
JO DAVIESS COUNTY, ILLINOIS

DATE: APRIL 13, 2014
SHEET 1 OF 2



Paul C. Brashaw
4413 W. Stagecoach Tr. Galena Illinois 61036
Telephone (815) 777-1172

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF JO DAVIESS } SS

I, PAUL C. BRASHAW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-2567, DO HEREBY CERTIFY THAT I HAVE FOUND AND/OR SET THE SURVEY MONUMENTS, ALL AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE SPECIFIED. THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM THE RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE PERFORMANCE OF THE PROPERTY SURVEY.

I FURTHER CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEY UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNED AND SEALED THIS 13th DAY OF April, 2014.

Paul C. Brashaw
PAUL C. BRASHAW
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-2567
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2014

OWNERS' CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF JO DAVIESS) SS

MARY M. VINCENT - TRUSTEE

I/WE SARAH J. NEWTON - TRUSTEE, OWNERS OF THE LAND PLATTED ON THE ATTACHED PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED BY PAUL C. BRASHAW, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-2567, FOR ALL USES AND PURPOSES SET FORTH AS ALLOWED BY STATUTE.

ALSO, THIS IS TO ACKNOWLEDGE THAT THE LAND PLATTED AS SHOWN ON THE ATTACHED PLAT FALLS ENTIRELY WITH THE GALENA SCHOOL DISTRICT.

SIGNED THIS 19th DAY OF JUNE, 2014

Mary M. Vincent

MARY M. VINCENT

ACKNOWLEDGMENT

SARAH J. NEWTON

STATE OF ILLINOIS)
COUNTY OF JO DAVIESS) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY OF JO DAVIESS AND STATE OF ILLINOIS, DO HEREBY CERTIFY THAT MARY M. VINCENT AND SARAH J. NEWTON TO ME PERSONALLY KNOWN TO BE THE SAME PERSON. WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THIS PLAT WAS THEIR FREE AND VOLUNTARY ACT, AND DID FOR ALL USES AND PURPOSES HEREIN SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 19th DAY OF JUNE, 2014.

Paul C. Brashaw
NOTARY PUBLIC



CORPORATE LIMIT PROXIMITY AND FEDERAL EMERGENCY MANAGEMENT AGENCY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF JO DAVIESS) SS

THIS IS TO CERTIFY THAT ALL OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION DOES LIE WITHIN THE CORPORATE LIMIT OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF ANY CITY, VILLAGE, OR TOWN IN JO DAVIESS COUNTY, ILLINOIS, AND THAT THE PARCELS INCLUDED IN THIS SUBDIVISION ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP.

SIGNED AND SEALED THIS 19th DAY OF June, 2014.

Paul C. Brashaw

PAUL C. BRASHAW
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-2567

DATE :

SHEET 2 OF 2

JO DAVIESS COUNTY PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF JO DAVIESS) SS

THE FOREGOING PLAT IS HEREBY APPROVED BY THE PLAT OFFICER OF JO DAVIESS COUNTY ON THIS DAY OF

JO DAVIESS COUNTY PLAT OFFICER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF JO DAVIESS) SS

I, JEAN DIMKE, COUNTY CLERK IN AND FOR JO DAVIESS COUNTY IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND HAVE FOUND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE PARCEL OF LAND DESCRIBED AND PLATTED AS SHOWN ON SHEET 1.

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

JEAN DIMKE - COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF JO DAVIESS) SS

THIS INSTRUMENT NUMBER WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF JO DAVIESS COUNTY AFORESAID ON THE DAY OF A.D., AT O'CLOCK, .M., AND RECORDED IN PLAN HOLD OF PLATS, ON PAGE

RECORDER

BY DEPUTY

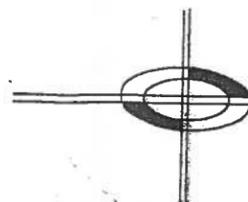
JO DAVIESS COUNTY BOARD APPROVAL

STATE OF ILLINOIS)
COUNTY OF JO DAVIESS) SS

THE FOREGOING PLAT WAS APPROVED BY THE JO DAVIESS COUNTY BOARD ON THE DAY OF

SIGNED THIS DAY OF

JO DAVIESS COUNTY BOARD CHAIRMAN



Paul C. Brashaw

4413 W. Stagecoach Tr. Galena Illinois 61036
Telephone (815) 777-1172

CITY OF GALENA CORPORATE LIMIT PROXIMITY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF JO DAVIESS) SS
CITY OF GALENA)

THIS IS TO CERTIFY THAT THE TRACT OF LAND AS SHOWN ON THE ATTACHED PLAT DOES NOT LIE WITHIN THE CORPORATE LIMITS, BUT DOES LIE WITHIN ONE AND ONE-HALF MILES OF THE CORPORATE LIMITS OF THE CITY OF GALENA, WHICH HAS ADOPTED THE SPECIAL POWERS BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE. WHEREAS, THE CITY OF GALENA HEREBY APPROVES THIS PLAT AS SHOWN ON THIS DAY OF

ZONING ADMINISTRATOR

CITY CLERK

MAYOR

