

AGENDA
ZONING BOARD OF APPEALS

May 14, 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 April 9, 2014 ZBA Meeting Minutes.

OLD BUSINESS

4. 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. Ratification of Findings of Fact.

NEW BUSINESS

5. 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.
6. Cal. No. 14S-04, Applicant & Owner: Daniel Balocca – 125 South Prospect Street, Galena, IL 61036. Location: 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.
7. 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.
8. 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.

9. 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.

COUNTY ZONING

10. None

WORKSESSION & OTHER

11. None

PUBLIC COMMENTS

12. Public Comments

13. 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 May 7, 2014
By Matt Oldenburg*

**MINUTES
ZONING BOARD OF APPEALS
APRIL 9, 2014**

CALL TO ORDER:

Acting Chairperson Baranski called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, April 9, 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 (arrived at 6:32)
Cook	Present
Holman	Present
Nybo	Absent
O'Keefe	Present
Rosenthal	Present (arrived at 6:37)

A quorum was declared.

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

APPROVAL OF MINUTES

MOTION: Cook moved, seconded by Bochniak to approve the minutes from the February 12, 2014 meeting.

Motion carried on voice vote.

MOTION: O'Keefe moved, seconded by Bochniak to approve the minutes from the March 12, 2014 meeting.

Motion carried on voice vote.

OLD BUSINESS

None

NEW 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.

City Attorney Nack swore in all those who wished to testify at tonight's Public Hearing.

MOTION: O'Keefe moved, seconded by Cook to open the Public Hearing on Cal. 14S-02.

Motion carried on voice vote.

Wendy Heiken, 1004 Park Avenue, Galena said she plans to have the home open on weekdays Monday thru Thursday, possibly Friday but not on weekends when she is busy with overnight guests. She is concerned about parking. Looking at the map the Board can see that there are six parking spots in front of her property. It is rare that she has weekday overnight guests so running the tour during the week would not impact the parking. She plans to have tours at 11:00AM and 2:00PM. The afternoon tour would be over before any overnight guests would arrive. Two tours are allowed by the recently passed zoning text amendment.

O'Keefe asked if Heiken was okay with the recommended fifteen person limit including tour guides.

Heiken said she was.

Cook asked if she would ever want to use the 6:30PM tour time.

Heiken said maybe during the off season say in November.

Baranski asked about the parking. When looking at the extended property lines it seems parking spaces one and six do not totally fall onto Heiken's property. Really there are four legitimate parking spaces in front of her property.

Heiken said there is room for two to four vehicles at the back of her property also.

Baranski asked where her overnight guests park.

Heiken said she has seven guest rooms and they all park in front of the house.

O'Keefe asked if there are parking requirements for this SUP.

Oldenburg said no only as it applies to the guest house.

Rosenthal asked if parking would be allowed across from the guest house on the river side.

Oldenburg said not really. It is a two way street, but it is really not complete on that side. There are people who do park there.

O'Keefe said he didn't think the police ticketed persons who parked there.

Baranski asked those persons wishing to testify in favor of the request to come forward.

No one did.

Baranski asked those persons wishing to testify against the request to come forward.

John Cox, 906 Third Street, Galena said he is the attorney for the owner of the neighboring property. He said it is important to remember that this home is not a Bed and Breakfast but a Small Inn and as such can have up to seven guest rooms. The current ordinance would not allow this use in a residential district; Small Inns are allowed only in commercial districts. They have been grandfathered in and the SUP is in perpetuity unless the Inn ceases operation for twelve months at which time the permit would be invalid. Tonight's request is for a second SUP. His client has no objection to the tour home if the SUP for the Small Inn is revoked. The dilemma here is parking. The Special Use is valid, but there must be a reason the City decided to no longer allow Small Inns in residential districts. His client has not called complaining about ongoing parking problems here. If a second business is opened parking problems will only increase. They understand there will not be tours on the weekends, but there is nothing stopping them from renting guest rooms during the week when there are tours. The guests often park horizontally which impacts the parking even more. In the past the parking issues have been worked out to make both the Small Inn and the Belvidere successful. His client is not objecting to the tour home or the Small Inn use but the approval of two SUP's for this property.

O'Keefe asked if the Belvidere has a license or permit.

Cox said he did not as he too is grandfathered in as commercial property. The Board is required to look at the SUP criteria that must be met for approval. The applicant has to assure the neighbors that the new use will not be injurious to adjacent properties.

O'Keefe asked if the parking in front of the Belvidere was on City property.

Cox said it was.

Baranski asked if there was a SUP for the Small Inn or was the use just grandfathered in.

Oldenburg said there was a SUP.

Baranski asked Cox if there were any other issues besides parking.

Cox said there were none. All the concerns are parking related. Both property owners have to work together and adding another business here would make working together difficult. If

Burlingame would sell the property the tour home is grandfathered in and could continue with a new owner so the parking concerns will persist.

Baranski asked how many cars park at the Belvidere during the busiest times of the day/season. Do his customers park in front of Heiken's property?

Cox said he thought this probably happened. Most often if you go to the inn you park and stay. If you go for the tour you park and then leave. They have no objection to one or the other – in fact the tour home would have less impact on the parking than the Small Inn.

O'Keefe said there is a third business that impacts the area and that would be the trolleys.

Rosenthal asked if the ordinance allows multiple SUP's.

Nack and Oldenburg said more than one is allowed.

Cox thought one Special Use Permit was appropriate.

Bochniak asked what if the Small Inn was busy seven days a week. Has anyone ever complained about the parking problems?

Cox said there is a cleared space at the end of Park Avenue that is used for over flow parking for both businesses. There really is nothing that can be done about the current parking issues. Their objection is that adding an additional use to the area will increase the parking problems and make it difficult to continue working these issues out.

Richard Burlingame, 1008 Park Avenue, Galena said he operates a tour home at 1008 Park Avenue. He is not against tour homes – without these Galena would not be what it is today. He feels adding another use would devalue his property because of the increase in traffic. He does accommodate the Small Inn by opening by 11:00AM. He has his employees assist the guests with angle parking. The parking is awful on the weekends. Heiken's personal visitors as well as guests with motorcycles have parked on his property by the alley on more than one occasion. He does not call the police to complain, but he cannot tolerate this anymore.

Rosenthal asked whose garage was pictured in the packet materials.

Burlingame said it was Heiken's.

O'Keefe asked Burlingame if he has any objections to the request other than parking.

Burlingame said no.

Rosenthal asked how many parking spots Burlingame has in front of his business.

Burlingame said probably five or six.

Rosenthal asked if Burlingame if his business was only a tour home.

Burlingame said yes. Nothing is sold – only tours are given.

Baranski asked how frequent his tours were.

Burlingame said about every fifteen to twenty minutes. Only twelve persons are on each tour and the tour takes about thirty minutes. He sometimes has two tours going in the home at one time – up to twenty four person in the home at one time.

Rosenthal asked where those people park.

Baranski asked what percentage of persons touring his home actually park at the Belvidere.

Burlingame said many of his customers will walk or arrive via the trolley.

Rosenthal wondered if many of the same people who tour one home will then tour the next make it a win for both properties.

Baranski asked Heiken if she wished to address any of the opposition's comments.

Heiken said she was not aware of the parking problems in the alley or on Burlingame's private property. She cannot control who parks or how they park in the public parking areas.

Holman asked if there were problems with cars blocking Park Avenue so traffic could not continue past the Belvidere.

Heiken said she was not aware of any.

Oldenburg said there is a sign indication no parking.

Oldenburg said the objectors could now question Heiken.

Cox asked Heiken if she was aware that her relatives had been parking on Burlingame's property.

Heiken said she did, but she did not know about the motorcycles.

Burlingame said there have been other times that this occurs. Heiken is not there to know what goes on.

MOTION: Rosenthal moved, seconded by O'Keefe to close the Public Hearing on Cal. No. 14S-02.

Motion carried on voice vote.

MOTION: O’Keefe moved, seconded by Holman to approve the SUP request for Cal. No. 14S-02 with the condition that the SUP be reviewed in one year to examine any difficulties between the two properties.

Discussion: O’Keefe said parking is always a problem. It is a public street. Many businesses in Galena have parking on public city streets. The requested use may or may not generate additional traffic. Let’s approve it and see how things work out for the first year.

Rosenthal asked that the applicant police the alley to make sure no one is parking on Burlingame’s property so as to alleviate this issue.

Holman said if the police or City Hall need to be notified of a problem so be it.

Baranski agrees with O’Keefe. The review is a good idea. Parking is organic and it will always be an issue in Galena. The Board will review this in a year to see if the problems are there or if they work themselves out like they have other times.

O’Keefe said often times what seems like a big deal at the Public Hearing never materializes at the one year review. He also asked if the limit on the number of persons per tour would be part of the recommendation.

Oldenburg said he would include this in the Conditions of the Finding of Fact.

O’Keefe asked if the City notified the surrounding property owners of the one year review.

Nack said he did not think we had ever done that.

O’Keefe asked if this could be a condition. It seems it would be fair for people to know when the review is happening.

Nack said this would put the burden on the City to notify. At that time you are only reviewing you are not rescinding the permit.

O’Keefe said previously there were persons that wished they had been notified of the review.

Baranski asked if a one year license could be approved so that if there were problems the permit could be revoked.

Nack said he is not in favor of a one year review. There are review criteria that are very specific. The Board should approve or deny based on the criteria. When the SUP is approved it goes with the land.

Rosenthal said if there are problems people can bring these to City Hall where staff will address the issues. The SUP can always be revoked even without Board review.

Baranski said parking is not a condition to revoke the permit.

Rosenthal said the City owns the parking in front of these two businesses – you can't control who parks there.

Nack said there are specifics such as the numbers of people on each tour, days and hours that the tours will run. Violation of these would be grounds for revoking the permit.

Cook asked about the hours. Who set these?

Oldenburg said the Zoning Board set these when the text amendment was requested by the City. The maximum number of tours per week is 17 during the peak season and 9 during the off season.

Holman said he is concerned about persons parking and blocking the thru traffic with concern to emergency vehicles.

Nack said the Police would be responsible for keeping this open.

Oldenburg said he would address this with the Police Chief.

Baranski asked the Board to examine the review the Approval Criteria and Recommendations:

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

The Board agreed this met the criteria.

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

The Board felt that the request met the standards for the residential district.

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

The Board said the application met the requirements for House Tour use.

- (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.

The Board said it is a complementary use as there is an operational tour home next door.

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

The Board said the use is compatible with the neighboring tour home. It also may be complementary as persons may visit both homes. Both homes are businesses and this will not change.

- (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;

The Board said the requested use is for inside the home on her property. Nothing will change on the exterior. Whatever privacy there was will continue – it will not diminish the neighboring privacy.

- (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.

The Board said the neighboring property is an existing tour home. Any person who tours the applicant's home or the neighboring home will derive enjoyment from said business.

- (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 said the property is already a Small Inn for public use. Nothing will change with that use. The structure is not changing – the request has no effect on this.

As Roll Call was:

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

Baranski Yes

Motion carried.

Rosenthal resume as Chairperson.

COUNTY ZONING

None

WORKSESSION/OTHER

None

PUBLIC COMMENTS

None

MOTION: Bochniak moved, seconded by O'Keefe to adjourn the meeting at 7:50pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price
Zoning Board Secretary

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: May 9, 2014

RE: 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.

Summary:

The applicant is requesting a Special Use Permit to operate a Single Chair Beauty Parlor, Major Home Occupation, as an accessory residential land use in a Medium Density Residential District.

The applicant proposes to operate the business in the front room of her residence in a 125 square feet space, well under the required 200 square feet maximum. The applicant has sufficient space in her driveway to accommodate the additional parking needed for her clients.

The staff has reviewed her application and certain plumbing adaptations will be required before the business can commence operations. This will be handled by the Building Department after the Special Use Permit is approved. The appearance of the structure will not be altered in any way as to preserve its residential character. Please refer to §154.406 (H)(3) for the detailed regulations. The proposed application is consistent and compliant with these regulations.

Land uses include Residential / Commercial uses surrounding the property. The applicant has provided pictures, included in the packet, to show the commercial uses that are nearby the property. They feel that the addition of this use will have little impact on the already mixed-use nature of the neighborhood.

Approval Criteria & Recommendation:

The purpose of a special use review is to provide an opportunity to utilize property for an activity, which under usual circumstances, could be detrimental to other permitted uses and which normally is not permitted within the same district. A special use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A special use is not a use by-right and one that is otherwise prohibited without approval of a special use permit.

The application shall demonstrate that the proposed development will comply with the following:

- (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 Zoning Board of Appeals can grant, conditionally grant, or deny all applications for a Special Use Permit or an amendment thereof. If the Board would like to grant the request, a motion to draft Findings of Fact should be entertained. The Findings of Fact will then be presented for final consideration at the next Board meeting.

CITY OF GALENA, ILLINOIS



Request for Special Use Permit

Name: KELLY JOHNSON

Address of Applicant: 9676 US Hwy 20 W GALENA IL 61036

Phone #: 815-777-3399 City GALENA State IL Zip 61036
Email: jodoviess52@gmail.com

Name of Property Owner (if different from applicant): JOINT OWNERSHIP WITH STEVEN HICKIE

Address of Interest: 9676 US Hwy 20 W

Present Use of Property: RESIDENTIAL Proposed Use: ACCESSORY - MAJOR HOME OCCUPATION

Zoning District: MEDIUM DENSITY RESIDENTIAL Within Historic District?: Yes No

Reason for Special Use

Please Note: The following questions must be answered completely. If additional space is needed, place attach extra pages to the application.

Please provide a written statement explaining the nature of the proposed special use: _____

INITIATE A "SINGLE" CHAIR HAIR SALON
IN FRONT ROOM (PREVIOUS OFFICE) OF LOCATION
OFF US HWY 20 SURROUNDED BY
COMMERCIAL/BUSINESS'S.

Explain how the propose use or expansion is necessary or desirable to provide a service or facility which is in the interest of the public convenience: _____

LOW IMPACT TO AREA; OFFER CONVENIENCE
TO SMALL CUSTOMER BASE. ADEQUATE OFF
STREET PARKING ALREADY AVAILABLE. RELOCATION
OF SMALL BUSINESS WITH ESTABLISHED CLIENTS.

Explain how the proposed use or expansion will contribute to the general welfare of the neighborhood or community: No change to the exterior of

location; Add convenience and
service to area that is already a
commercial/business use area.

Will the proposed use or expansion create noise, glare, vibration, odor, or in any other way be detrimental to the health, safety, morals, or general welfare of persons working or residing in the vicinity?

Yes No If yes, please explain: _____

Supplemental Data

1. Provide photographs showing various pertinent views of the existing site and buildings.
2. Provide a map that shows the location of the property in the broad context of the City or neighborhood.
3. Provide building, structure, and sign plans to such a scale that all pertinent features are legible, if applicable.
4. Identify the general land use, zoning, and any special characteristics of the adjacent properties to the north, south, east, and west.

North: MEDIUM DENSITY RESIDENTIAL

South: PLANNED & GENERAL COMMERCIAL

East: RESIDENTIAL & COMMERCIAL

West: RESIDENTIAL & COMMERCIAL

Names of Surrounding Property Owners

Following are 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, and the number of feet occupied by all public roads, streets, alleys, and public ways have been excluded in computing the 250 feet requirement. Said names are as recorded in the office of the County Recorder (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County. If additional space is needed, please attach extra pages.

Name	Address
<i>ATTACHED</i>	

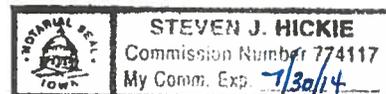
I (we) certify that all of the above statements and the statements contained in any papers or plans submitted here with are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the County of Jo Daviess for the purpose of posting, maintaining, and removing notices as may be required by law.

x Kelly A Johnson *4/21/14*
 Applicant's Signature Date

x Kelly A Johnson *4-14-14*
 Property Owner's Signature Date

S. J. Hickie *4/4/14*
 Notary's Signature Date



Commission Expiration

City of Galena Use Only

Date Filed: 4/4/14 Site Visit?: Yes No If yes, date: EXTERIOR, INSPECTORS WILL FOLLOWUP

Fee Paid: \$400.00 Receipt #: 2.234598 Amount: \$ _____

Original Special use Permit Calendar #: 145-03 Change-of-Ownership Cal. #: _____

Date of published notice: 23 APRIL 2014 Newspaper: GALENA GAZETTE

Name of municipality where published: GALENA, IL

Action by Zoning Board on special use request: _____

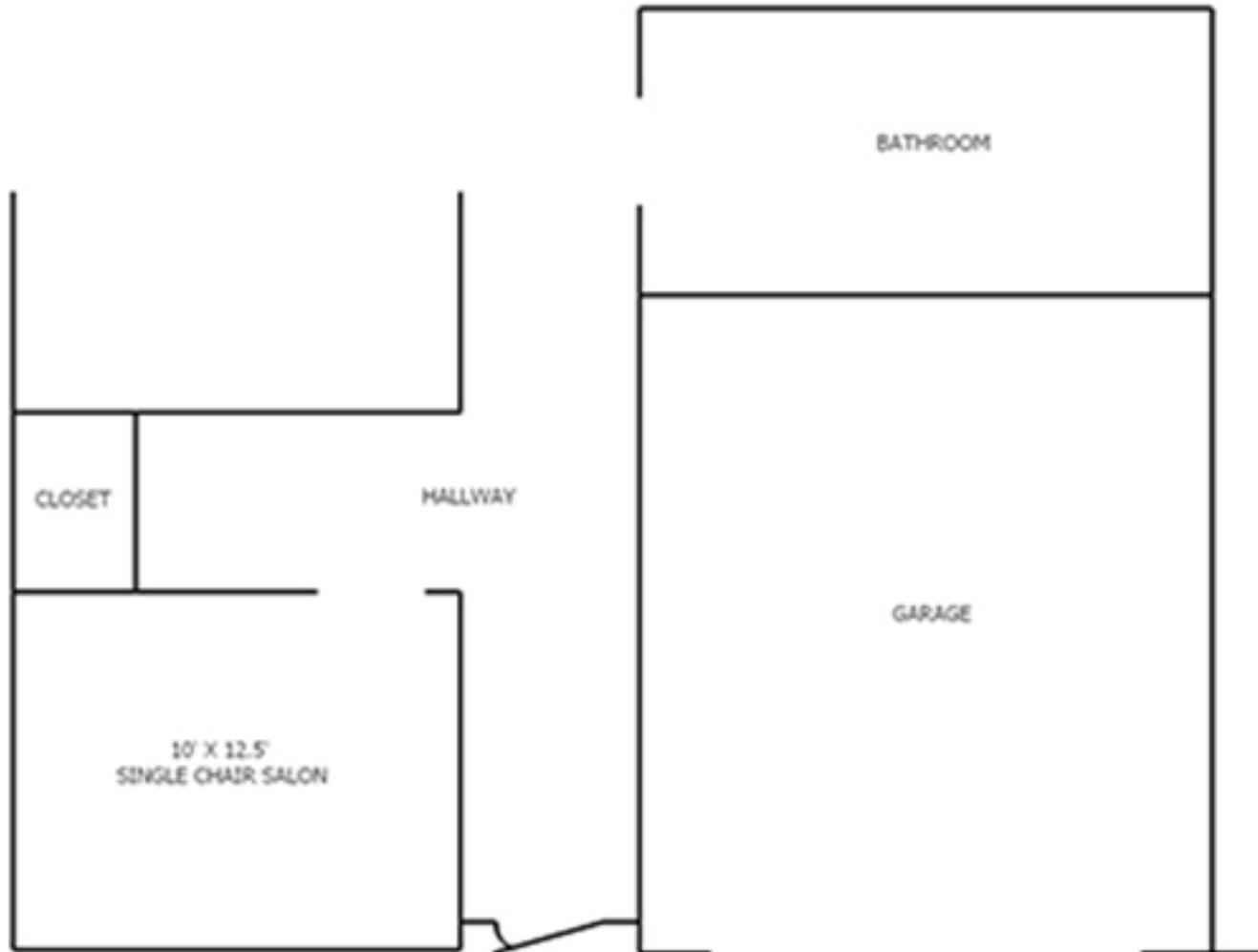
Comments: _____



US Rte 20 W


NORTH
Map Scale - 1" = 40'

Map produced by the Jo Daviess County GIS Department on 4/7/14.
This is not a substitute for an actual field survey. Aerial imagery - 2011.



Floorplan of 9676 US Hwy 20 W



9676





MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: May 9, 2014

RE: Cal. No. 14S-04, Applicant & Owner: Daniel Balocca – 125 South Prospect Street, Galena, IL 61036. Location: 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.

Summary:

The applicant is requesting a Special Use Permit to operate as a 7-room Small Inn in a Low Density Residential District. This would allow the applicant to add additional guest rooms on the property within the Carriage House at the rear of the Felt Manor at 125 S. Prospect Street. The property is located within the City’s Historic District. The applicant has stated that the proposed special use will provide needed additional lodging and guest services in the historic district. The inn will contribute to the general fund via sales and hotel tax revenue.

Staff has reviewed the plans and application and determined that the request meets the bulk density, intensity and performance requirements of the Zoning Ordinance. If approved, major renovation will be conducted on the Carriage House and will be built to suit two new guest sleeping rooms. The Building Department and Staff will ensure that the renovation meets current building, electrical, plumbing and life safety codes. The Fire Inspector will work with the applicant, by written variance request (between Fire Prevention Bureau and applicant), to maintain B&B Codes for the main house and then apply the new Lodging and Rooming Code to the Carriage House. Significant landscaping will be added to the site to improve privacy and consideration with adjacent properties. The proposed plan includes parking stalls that meet current zoning regulations for number of spaces and dimensional requirements.

Land uses to the north includes residential and Bed & Breakfast. Land use to the south includes residential and Bed & Breakfast. Land use to the east includes residential and Galena Fire House, Turner Hall & Grace Episcopal Church. Land uses to the west includes residential & St. Matthew’s Church.

Approval Criteria & Recommendation:

The purpose of a special use review is to provide an opportunity to utilize property for an activity, which under usual circumstances, could be detrimental to other permitted uses and which normally is not permitted within the same district. A special use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A special use is not a use by-right and one that is otherwise prohibited without approval of a special use permit.

The application shall demonstrate that the proposed development will comply with the following:

- (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 Zoning Board of Appeals can grant, conditionally grant, or deny all applications for a Special Use Permit or an amendment thereof. If the Board would like to grant the request, a motion to draft Findings of Fact should be entertained. The Findings of Fact will then be presented for final consideration at the next Board meeting.

CITY OF GALENA, ILLINOIS



Request for Special Use Permit

Name: Dan Balocca, the Felt Manor

Address of Applicant: 125 South Prospect Street, Galena, Illinois 61036

Phone #: 425/806-3386 815-341-3950 Mobile City Galena State Illinois Zip 61036
Email: Daniel.Balocca@mheducation.com

Name of Property Owner (if different from applicant): _____

Address of Interest: 125 South Prospect Street, Galena, Illinois 61036

Present Use of Property: Guest House with 5 rooms Proposed Use: Small Inn with 7 rooms

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

Reason for Special Use

Please Note: The following questions must be answered completely. If additional space is needed, place attach extra pages to the application.

Please provide a written statement explaining the nature of the proposed special use: _____

The Special Use would allow the expansion of the current Guest House into a Small Inn, making the rehabilitation of the existing coach house financially viable. With the expansion of the number of guest rooms from 5 to 7, by adding two in the coach house, the property should support the cost of the reconstruction.

Explain how the propose use or expansion is necessary or desirable to provide a service or facility which is in the interest of the public convenience: _____

The ongoing success of the Felt Manor guest house indicates the popularity of this prominent historic home. This expansion of 2 additional rooms will increase stock of guest rooms available to bring tourists to the City.

Explain how the proposed use or expansion will contribute to the general welfare of the neighborhood or community: _____

The expansion of the Felt Manor into a Small Inn will increase the revenue that the property will generate, allowing for better maintenance and care for the property. The dis-used coach house as it presently stands does not present its best face. A renovated coach house will add to the neighborhood. The rehabilitation will increase property values and taxes. The use of Historic Tax will multiply the owners resources and bring outside funds to the community and increase awareness of historic preservation incentives.

Will the proposed use or expansion create noise, glare, vibration, odor, or in any other way be detrimental to the health, safety, morals, or general welfare of persons working or residing in the vicinity?

Yes No If yes, please explain: _____

Supplemental Data

1. Provide photographs showing various pertinent views of the existing site and buildings.
2. Provide a map that shows the location of the property in the broad context of the City or neighborhood.
3. Provide building, structure, and sign plans to such a scale that all pertinent features are legible, if applicable.
4. Identify the general land use, zoning, and any special characteristics of the adjacent properties to the north, south, east, and west.

North: _____
Historic homes, Guest Houses, and general residential properties.

South: _____
Historic homes and general residential properties.

East: _____
Site overlooks Prospect Street, Bench Street and the Downtown below.

West: _____
Historic homes including Grant's pre-war home and St. Matthew's Lutheran Church.

City of Galena Use Only

Date Filed: 4/16/14 Site Visit?: Yes No If yes, date: FALL 2013

Fee Paid: 4/28/14 Receipt #: 2.236140 Amount: \$ 400.00

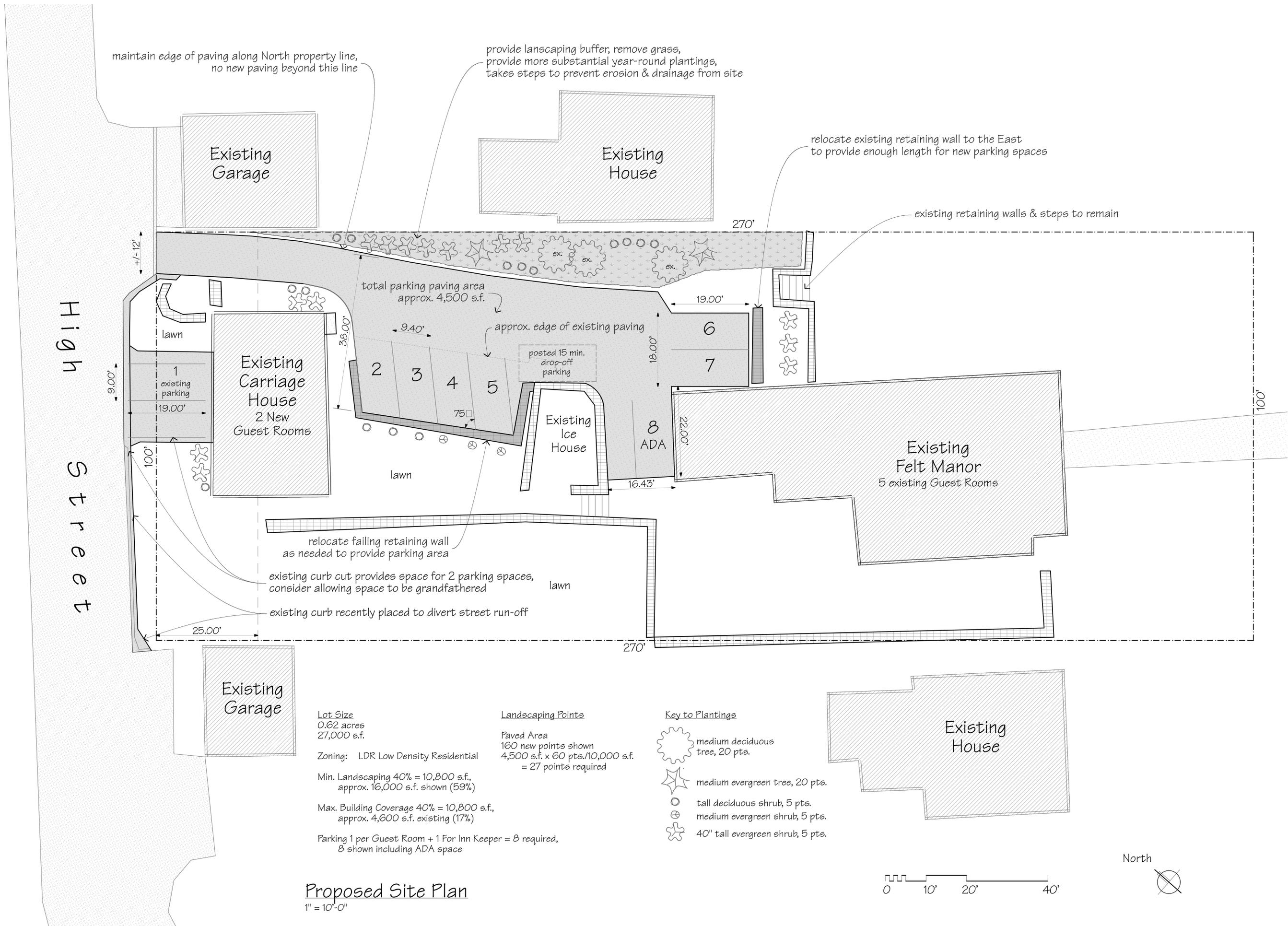
Original Special use Permit Calendar #: 14S-04 Change-of-Ownership Cal. #: _____

Date of published notice: 23 APR 2014 Newspaper: GALENA GAZETTE

Name of municipality where published: GALENA, IL

Action by Zoning Board on special use request: _____

Comments: _____



Lot Size
0.62 acres
27,000 s.f.

Zoning: LDR Low Density Residential

Min. Landscaping 40% = 10,800 s.f.,
approx. 16,000 s.f. shown (59%)

Max. Building Coverage 40% = 10,800 s.f.,
approx. 4,600 s.f. existing (17%)

Parking 1 per Guest Room + 1 For Inn Keeper = 8 required,
8 shown including ADA space

Landscaping Points

Paved Area
160 new points shown
4,500 s.f. x 60 pts./10,000 s.f.
= 27 points required

- Key to Plantings**
- medium deciduous tree, 20 pts.
 - medium evergreen tree, 20 pts.
 - tall deciduous shrub, 5 pts.
 - medium evergreen shrub, 5 pts.
 - 40" tall evergreen shrub, 5 pts.

Proposed Site Plan
1" = 10'-0"



Front of Carriage House
Looking from High Street



Rear of Carriage House
Looking towards High Street

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: May 9, 2014

RE: 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.

Project Summary:

The applicant is requesting approval of a Highway 20 Development Permit to construct a proposed storage unit building in the Second Phase of the Galena Climate Controlled Storage plan. In 2011, the ZBA approved a development permit with the proposed building to mimic the indoor access building. Since the applicant has changed the building to an outside access storage plan, the new design must again be reviewed and approved by the ZBA. The plan as proposed includes one 6,636 square foot outside access storage building (similar to existing outside access building but smaller in footprint), and associated circulation and landscaping features. The application, architect elevation drawings for the building, and engineering/site plan drawings have been included in the packet for your reference. The building will include stone, EIFS and rooflines similar to the existing buildings (see elevation drawing).

The proposed parking, lighting, landscaping, driveways and circulation areas were reviewed by Staff. Building floor area ratios and landscape surface ratios were reviewed by Staff. The onsite storm water detention facility was built to accommodate this proposed addition. The structure meets the design and development concept criteria of the Design Manual.

Approval Criteria & Decision:

Highway 20 Development Permit (Cal. No. 14HCO-02) - The application shall demonstrate that the proposed development will comply with the following:

- (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 Zoning Board of Appeals can approve, conditionally approve, or deny all applications for a Highway 20 development permit.

CITY OF GALENA, ILLINOIS

312 1/2 North Main Street, Galena, Illinois 61036



APR 17 2014

REQUEST FOR HIGHWAY 20 DEVELOPMENT PERMIT

CITY OF GALENA

For Office Use Only

Date Filed: 4/17/14 Highway 20 Development Permit Cal. No.: 14HCO-02

Fee Paid: \$150.00 Receipt No.: _____ Amount: \$ 150 Date: / /

Date Set For Public Hearing: 5/14/14 Date Hearing Held: / /

Date of Published Notice: 4/22/14 Newspaper: GALENA GAZETTE

Name of Municipality Where Published: GALENA, IL

Administrative Review or Non-Administrative Review

Action by Zoning Board on Permit Request: _____

APPLICANT AND PROPERTY DATA

1. Name of Applicant: Adam Johnson Telephone Number: 815/281-1577

2. Address of Applicant: 211 Fourth Street, Galena, Illinois 61036

3. Proposed Development Site Address or Legal Description: Dandar Street & A. J. Harle Drive

4. Name of Property Owner(s): James Miller

5. Current Use of Property: rented storage Proposed Use: rented storage

6. 0-1,200 ft from Centerline of Highway 20 or 1,200 to 2,400 ft from Centerline of Highway 20

SUPPLEMENTAL DATA

1. Complete Site Plans including all criteria in Site Plan Review checklist and in Section 154.914.
2. Complete Building Plans with licensed stamp/seal if required.
3. Written narrative including all required review criteria listed in Section 154.922 (C).
4. Names and Addresses of all surrounding property owners within 250 ft. of proposed site.

Signature of Applicant: [Signature] Date: / /4/17/14

Signature of Property Owner: [Signature] Date: / /4/17/14

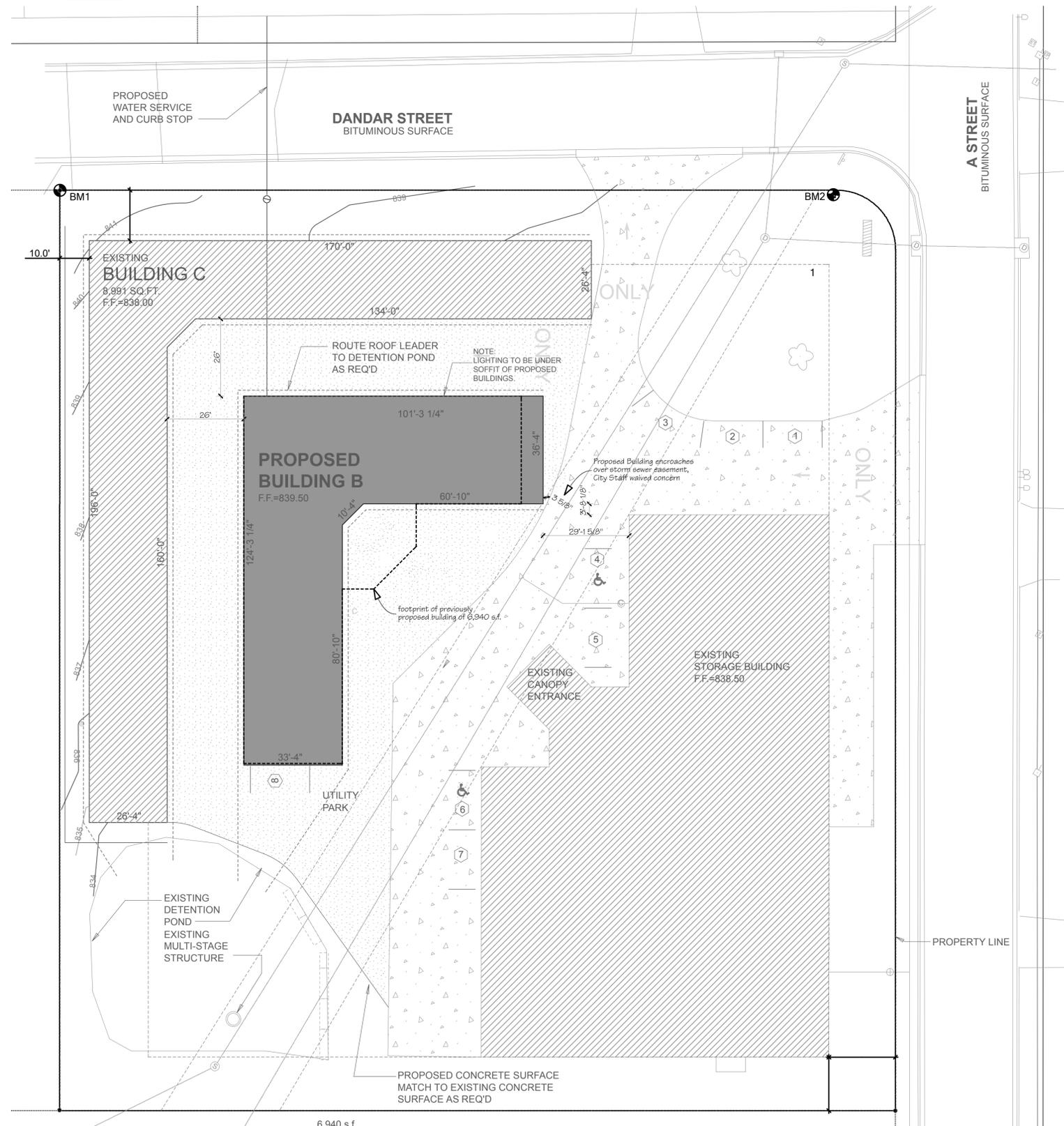
Notary Public: Shirley A. Johnson Date: 4/07/2014

My Commission Expires: 04/02/2017



KEY:

	APPROXIMATE LOT LINE
	ABUTTING SURVEY LINE
	EXISTING SETBACK LINE
	PARKING / NUMBER
	CONCRETE SURFACE

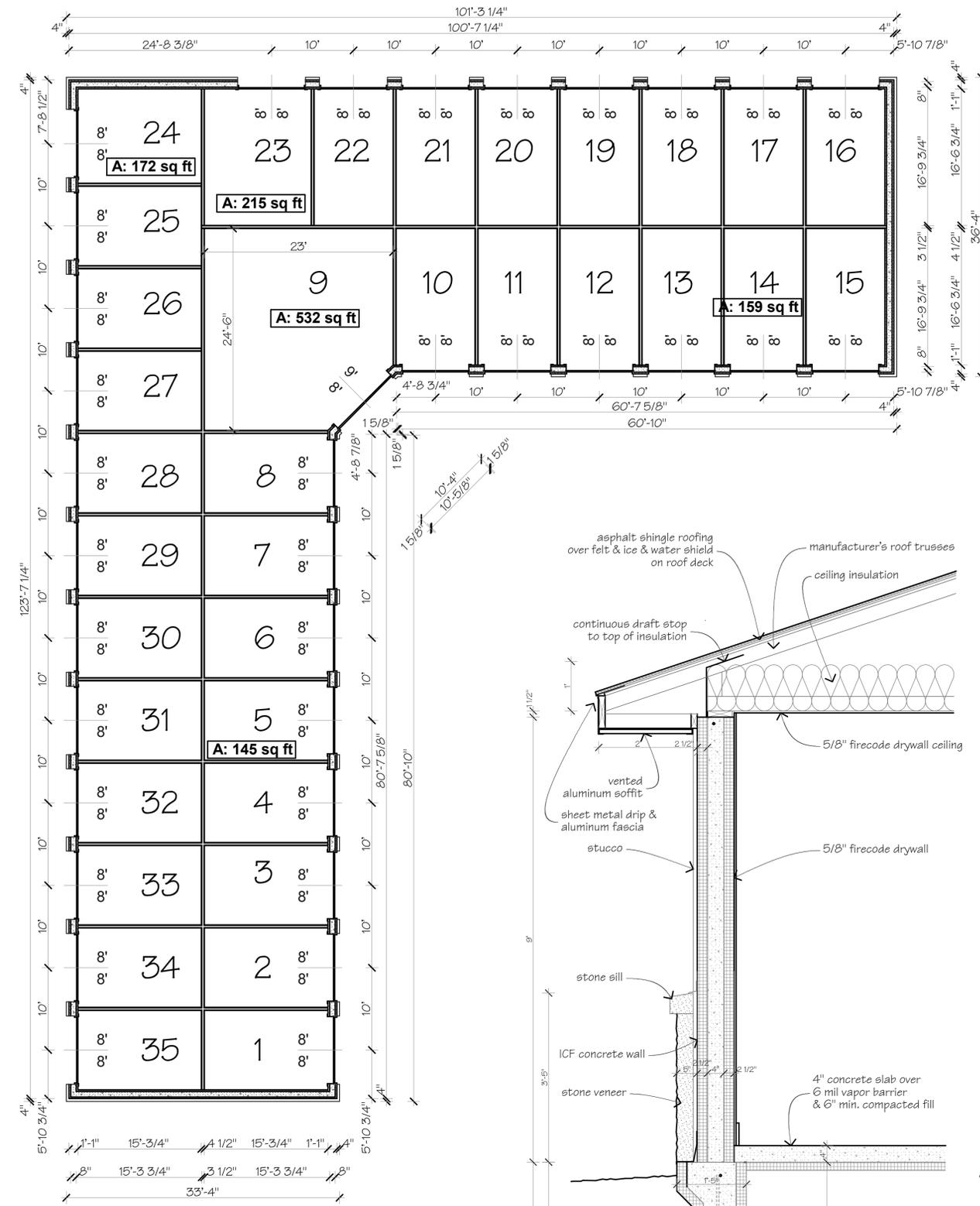


RATIO AREAS:
BUILDING: 0.40-
PAVEMENT: 0.31+
LANDSCAPE / TURF: 0.29

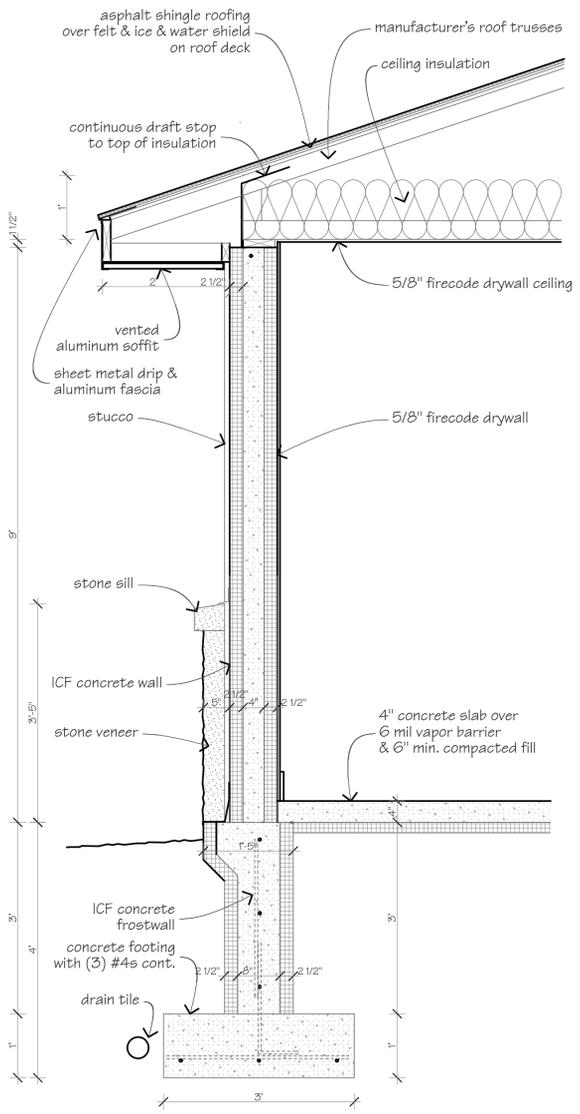
BENCHMARKS

BM. NO.	DESCRIPTION	ELEV.
1	TOP OF PROPERTY IRON	842.75'
2	TOP OF 12" SPIKE NAIL	837.60'

Certification Statement:
I hereby certify that these plans were prepared under my direct supervision and, to the best of my knowledge, conform to Local, State, and National Codes.
Licensed Architect: Adam C. Johnson
Illinois license number: 001-014986
expiration date: 11/30/2014



Floor Plan
 1/8" = 1'-0" Proposed Gross 6,636 s.f.



Wall Section
 3/4" = 1'-0"

Building Classification

Storage Building, Moderate Hazard, S1
 Type IIIA, 6,636 sq. ft.

General Notes

- Dimensions are to the face of concrete foundation or wood studs unless noted otherwise. Doors are dimensioned to the centerline of rough openings.
- Contractor to provide certificates of insurance for Worker's Compensation and Liability. All work to conform to governing National, State and Local Codes.
- Exterior Walls to be stone veneer or stucco over 4" liteform concrete walls, interior finish to be 5/8" firecode drywall, painted.
- Interior walls to be 2x4 wood studs at 16" o.c., interior finish to be 5/8" firecode drywall, screwed & painted.
- Ceilings at structure to be 5/8" firecode drywall, painted, typical. Provide R-36 ceiling insulation minimum throughout.
- Roofing to be heavy architectural asphalt shingle class B fire-rated, over 15# felt (36" ice & water shield around perimeter) on 1/2" OSB roof deck with H-clips over manufacturer's roof trusses. Provide aluminum drip edge with aluminum fascia & vented soffits.
- Masonry veneer to have expansion joints as required by industry standards for the masonry selected. Provide galvanized ties at 32" on center each way. Provide continuous base flashing & cord weeps as required.

Sitework

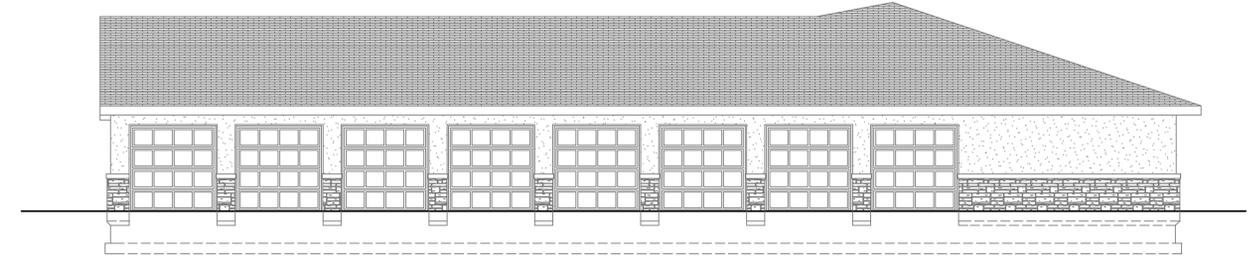
- Sitework to include all demolition, site clearing, excavation back-filling, & drainage.
- Excavation Contractor to provide underground utilities, electrical and gas lines including trenching, materials, hook-up, backfilling. Lines to be buried in compacted sand with 24" dirt cover.
- Provide 4" perforated drain tile around building perimeter set in 12" clean stone with 15# felt over.

Concrete

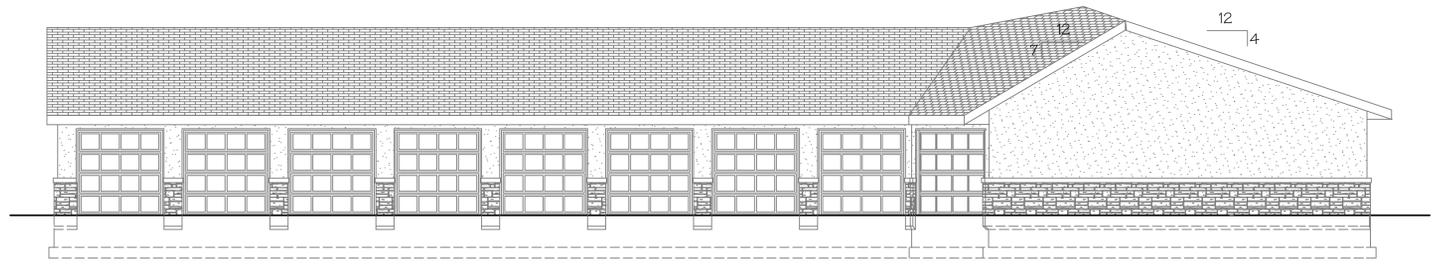
- Concrete to be 3000 psi at 28 days for walls and footing and 4000 psi at 28 days for slabs, minimum. All wood in contact with concrete to be wolmanized.
- Foundation walls to be 8" continuous ICF concrete with (4) #4 bars horizontal & #4 bar at 6'-0" o.c. vertical. Footings to be 12" deep x 36" wide continuous concrete with (3) #4 bars continuous & #4 bar hook at 6'-0" o.c. vertical. Footings to bear on undisturbed soil.
- Interior slab to be 4" concrete minimum, sealed, over 6 mil vapor barrier, on 6" minimum compacted fill with radiant floor heating.
- Provide 1/2" x 12" anchors bolts 12" from each corner & at 4'-0" o.c. elsewhere.

Structural

- Structural wood to be Doug-fir #2 or better unless noted otherwise. Contractor to provide all miscellaneous blocking, bracing, headers, hangers and anchors as required.
- Roof framing to be 1/2" OSB roof deck with H-clips nailed over manufacturer's roof trusses at 24" o.c., layout by manufacturer.
- Structural Loads to be: Floor: 100 psf live load, 15 psf dead load, Roof: 35 psf live load, 10 psf dead load.



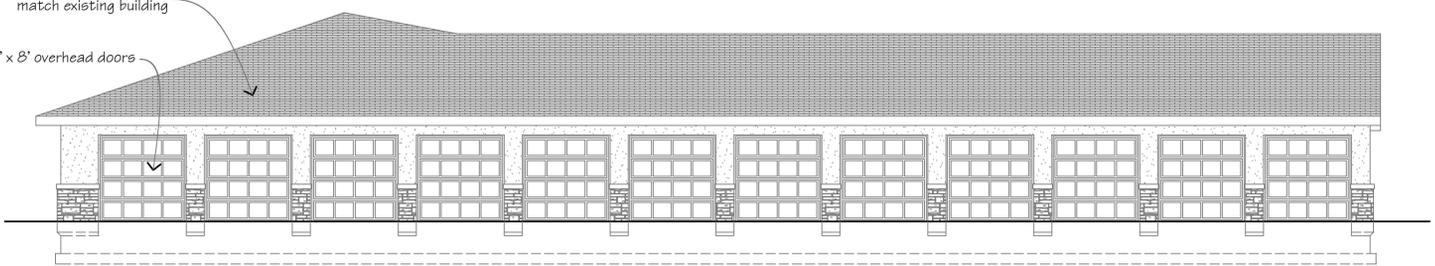
North Elevation
 1/8" = 1'-0"



East Elevation
 1/8" = 1'-0"



South Elevation
 1/8" = 1'-0"



West Elevation
 1/8" = 1'-0"

Certification Statement:
 I hereby certify that these plans were prepared under my direct supervision and, to the best of my knowledge, conform to Local, State, and National Codes.
 Licensed Architect: Adam C. Johnson
 Illinois license number: 001-014986
 expiration date: 11/30/2014
 signed: _____
 dated: _____

Adam Johnson Architecture
 211 Fourth Street, Galena, Illinois 61036-240C
 adam@ajzso.net 815/281-1577
 Drawings remain the sole property of the Architect, reproduction & use by permission only.

MEMO

To: The Zoning Board of Appeals
From: Matt Oldenburg, Zoning Administrator
Date: May 9, 2014

RE: 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.

Summary:

The applicant is requesting a Special Use Permit to operate House Tours as an accessory residential land use in a Low Density Residential District.

The applicant proposes to operate tours during the allotted timeframes in the Ordinance. Per the regulations, this time frame would allow for up to 17 tours per week during the busy season and 9 tours per week during the off-season.

The staff has reviewed his application and conducted a site visit. Although the applicant requests a tour occupancy of 18, Staff recommends that a maximum of 10 persons shall be on the tour at one time, excluding the tour guides. This is derived from the NFPA regulations for low-concentration assembly, which allows 15 square feet per person. The smaller rooms of approximately 150 square feet, on the tour, were used for this calculation. Please see attached floor plan for route used on the tour. The building is generally in good condition and is nearly ready for operations as a Tour House. Staff inspection indicates some addition of smoke detectors in various rooms, one fire extinguisher on each floor and covering some electrical boxes in the basement.

No physical alterations are planned on the site or structure to accommodate this use.

Land uses include Residential to the North, Residential/Commercial/Tourism to the East, South and West.

Approval Criteria & Recommendation:

The purpose of a special use review is to provide an opportunity to utilize property for an activity, which under usual circumstances, could be detrimental to other permitted uses and which normally is not permitted within the same district. A special use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A special use is not a use by-right and one that is otherwise prohibited without approval of a special use permit.

The application shall demonstrate that the proposed development will comply with the following:

- (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 Zoning Board of Appeals can grant, conditionally grant, or deny all applications for a Special Use Permit or an amendment thereof. If the Board would like to grant the request, a motion to draft Findings of Fact should be entertained. The Findings of Fact will then be presented for final consideration at the next Board meeting.

CITY OF GALENA, ILLINOIS



Request for Special Use Permit

Name: JAMES WIRTH / THE FOUNDATION FOR U.S. GRANT'S LEGACY, NFP.

Address of Applicant: 121 S. HIGH ST. GALENA IL 61036
City State Zip

Phone #: (815) 777-8429 Email: JAMESWIRTH1861@GMAIL.COM

Name of Property Owner (if different from applicant): JAMES W. WIRTH

Address of Interest: 121 S. HIGH STREET, GALENA, IL 61036

Present Use of Property: RESIDENCE Proposed Use: HOUSE TOUR AS ACCESSORY USE

Zoning District: LOW DENSITY RESIDENTIAL Within Historic District?: Yes No

Reason for Special Use

Please Note: The following questions must be answered completely. If additional space is needed, place attach extra pages to the application.

Please provide a written statement explaining the nature of the proposed special use: TO PERMIT LIMITED PUBLIC VISITATION TO A SITE OF NATIONAL HISTORICAL SIGNIFICANCE (PREVIOUSLY ALLOWED AT THIS LOCATION ON A REGULAR, CONTINUOUS BASIS) AS NOW PROVIDED BY GALENA CODE OF ORDINANCES, SECTIONS 154.015 AND 154.406, INCLUDING:

Explain how the propose use or expansion is necessary or desirable to provide a service or facility which is in the interest of the public convenience: IT IS TO THE PUBLIC'S DESIRE AND CONVENIENCE TO BE ABLE TO ACCESS THE VALUABLE HISTORICAL AND CULTURAL HERITAGE THAT ATTRACTS VISITORS TO GALENA. FOR MORE THAN 20 YEARS NOW VISITORS TO GALENA HAVE BEEN WAITING FOR PUBLIC ACCESS TO WITNESS AND EXPERIENCE THE ORIGINAL IL HOME OF ULYSSES S. GRAN

Explain how the proposed use or expansion will contribute to the general welfare of the neighborhood or

community: THE SUBJECT SITE, THE ORIGINAL IL HOME OF ULYSSES S. GRANT, CONTRIBUTES CULTURALLY, HISTORICALLY, AND EDUCATIONALLY TO THE COMMUNITY, THE REGION, AND OUR NATION. FURTHERMORE, SAID PROPERTY IS A "CORE" ATTRACTION, (WHAT DRAWS VISITORS) WHICH GALENA'S AUXILIARY TOURISM INDUSTRY (MOTELS, RESTAURANTS, ETC) REQUIRE TO EXIST.

Will the proposed use or expansion create noise, glare, vibration, odor, or in any other way be detrimental to the health, safety, morals, or general welfare of persons working or residing in the vicinity?

Yes No If yes, please explain: THE PUBLIC SUPPORTS WHAT IS UNIQUELY CULTURALLY AND EDUCATIONALLY ENRICHING. GRANT'S ORIGINAL IL HOME WAS SUCCESSFULLY USED FOR MANY YEARS AS AN HISTORIC HOME OPEN FOR TOUR TO THE PUBLIC. ANY NEED FOR VISITOR PARKING WILL BE ADDRESSED.

Supplemental Data

1. Provide photographs showing various pertinent views of the existing site and buildings.
2. Provide a map that shows the location of the property in the broad context of the City or neighborhood.
3. Provide building, structure, and sign plans to such a scale that all pertinent features are legible, if applicable.
4. Identify the general land use, zoning, and any special characteristics of the adjacent properties to the north, south, east, and west.

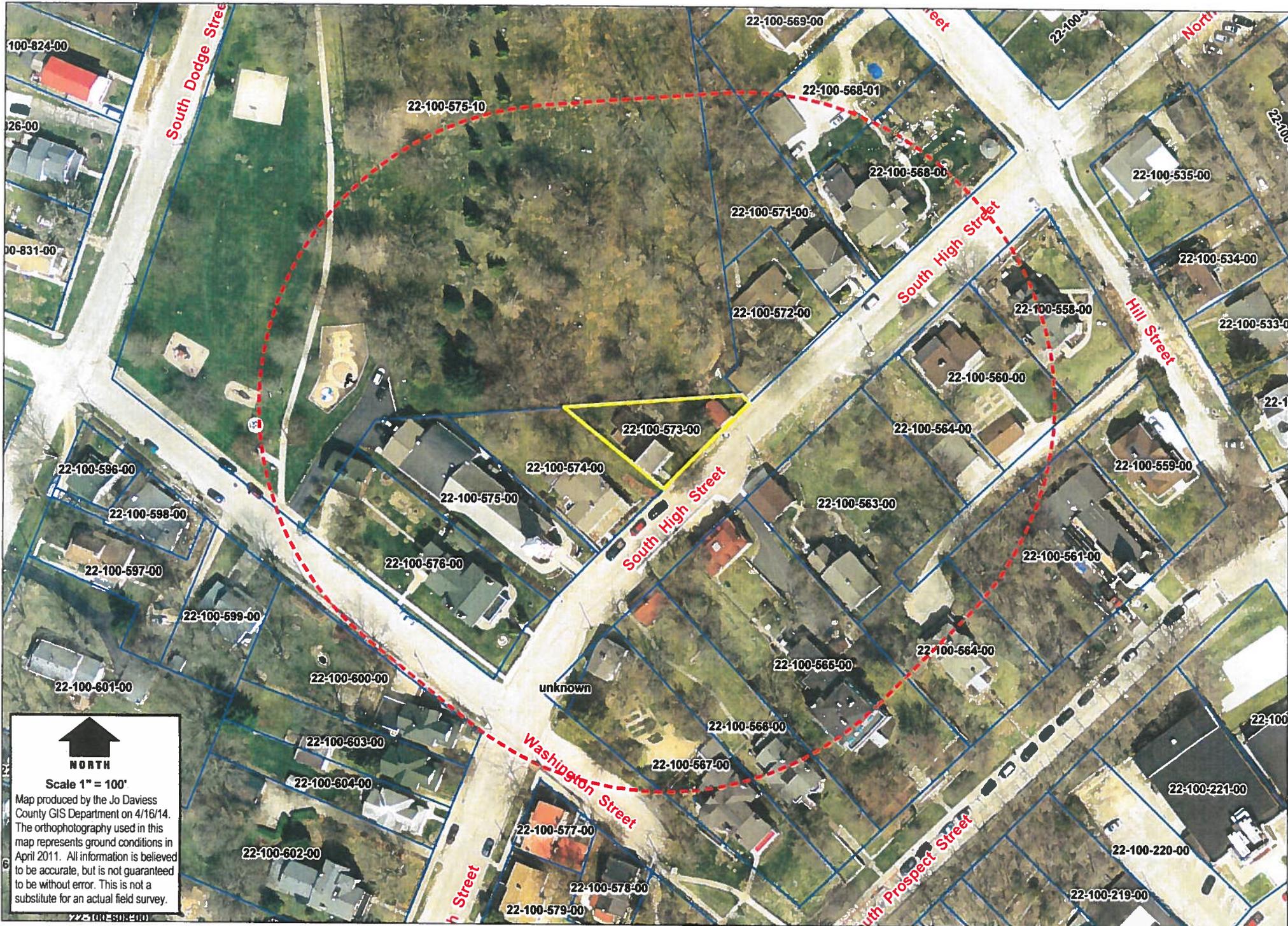
North: LDR,

South: LDR, CHURCH

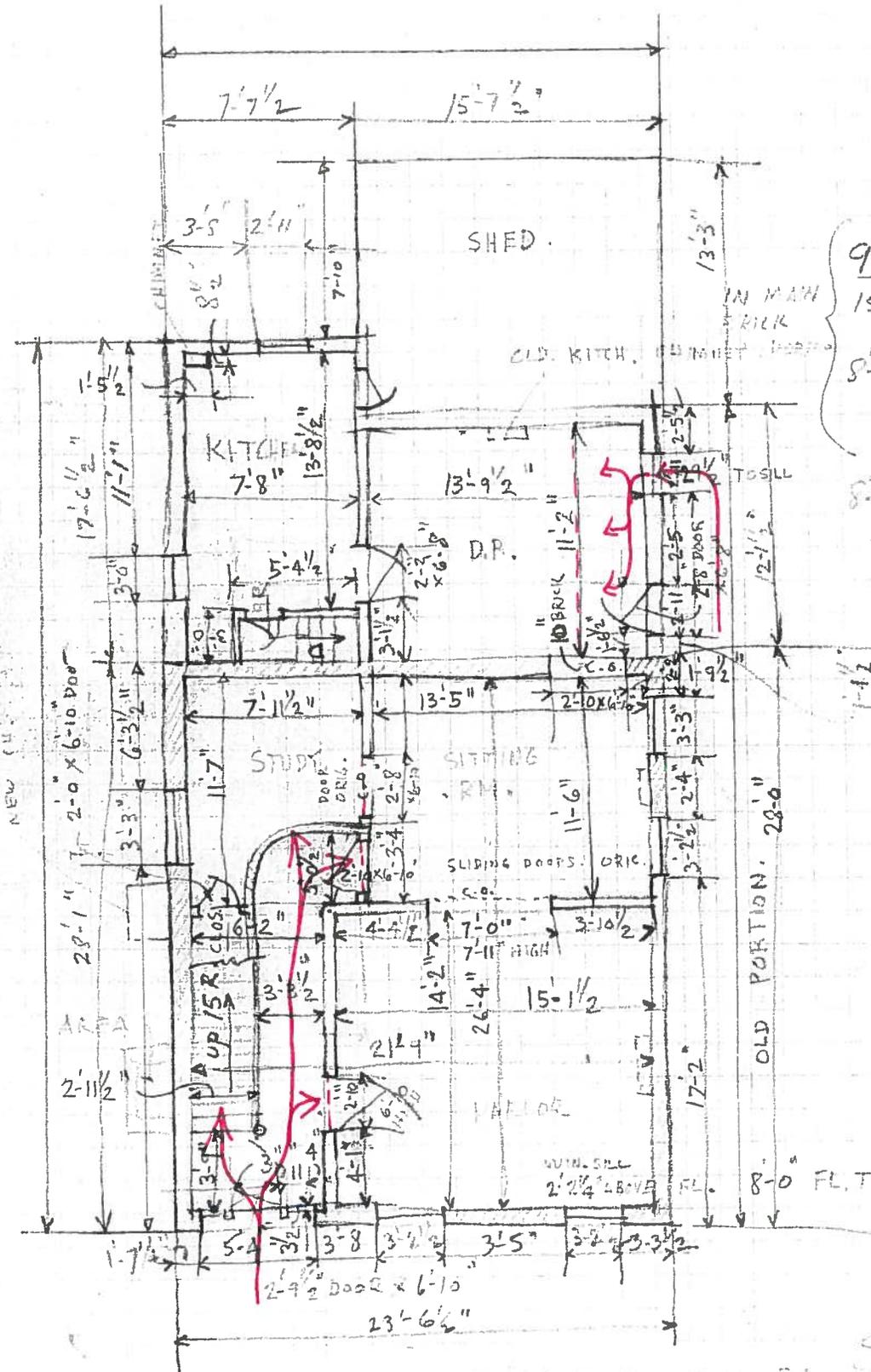
East: LDR Bed + BREAKFAST

West: OLD CITY CEMETERY

250' from 121 South High Street, Galena

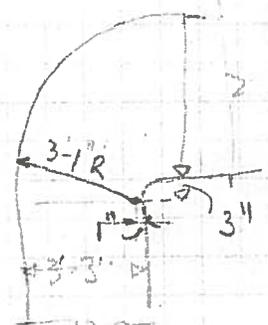


GRANT HOUSE
1/24/34



9'-10 1/2" FROM FIN.
1ST. FL. TO FIN. 2ND. FL.
5'-10 1/2" CEIL. HEIGHT.
1ST. FL.

8'-7" CEIL. HEIGHT
1ST. FL. IN DIN. RM. ADDIT.

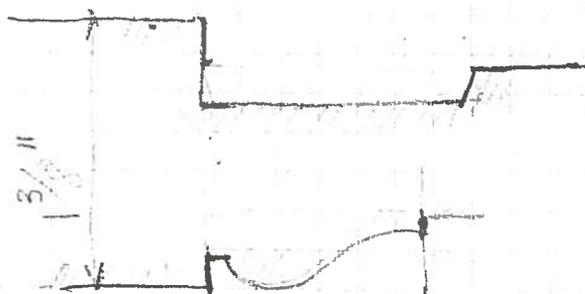


PLAN OF CURVE - 1ST. FL. HALL

12 LITE WINDOW
8'-0" FL. TO HEAD.

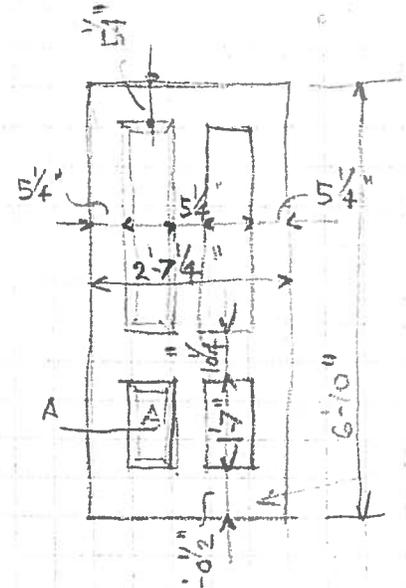
INTERIOR - 1ST. FL.

26-12



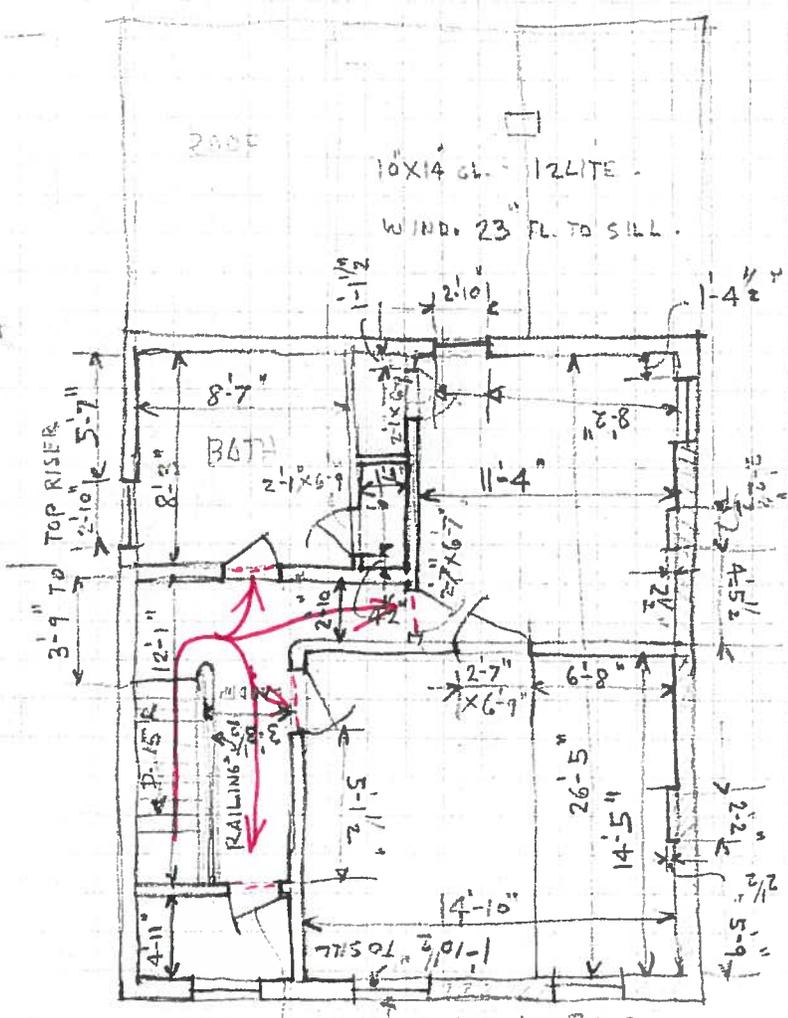
F.S. PANEL MLD. (DOOR)

GRANT HOUSE
1/29/34.

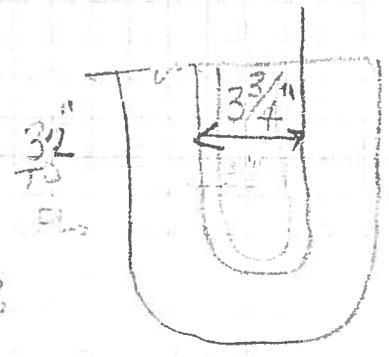


TYP. INT. DOOR

8'-0" CEIL. HEIGHT,
2ND. FLOOR.



2ND. FL.



PLAN OF
HANDRAIL
AT 2ND FL.

Photo taken on 4-27-13 by Boy Scout leader Doug Cannon. Seen is the Original IL Home of U.S. Grant with a few of the 4,200 Scouts that came for the U.S. Grant Pilgrimage..JPG



Harper's Magazine, May, 1866, featuring the Original IL Home of U.S. Grant.JPG



Visitors

Representatives of councils and clubs of the American Youth Hostels held their annual meeting in Galena last weekend. Grant's early home in Galena, restored by Mrs. Walter Ehrler, was one of the places toured by the visitors.

Historical farm program underway

Announcement of the inauguration of a Illinois Centennial Farm Program has been made. The project is co-sponsored by the Illinois Department of Agriculture and the Illinois Production Credit Association.

Persons eligible to participate are all state farmers whose families have

and listing of family owners from original purchase to present.

Additional information which would help to publicize a Centennial Farm includes: from whom the Farm was purchased; cost of purchase as compared with today's price; was the farm homesteaded?; any original

ELECT

Alma M. Howe

County Board Member of District 3

It is impossible to contact each voter personally would like to take this opportunity to ask for your support for County Board member at the April 4 election. Your support will be appreciated.

Alma M. Howe

Pol. Adv. Pd. for by Alma M. Howe

VOTE

Tuesday, April 4, 1972

Republican Ticket

COUNTY BOARD MEMBERS FROM DISTRICT 3

(Comprising Rice, Elizabeth, Hanover & Woodbine)

- * Raymond Bleakley
- * Maurice R. Read
- * Kenneth Berlage

Your continued support will be greatly appreciated

Paid Political Advertisement Paid By Above

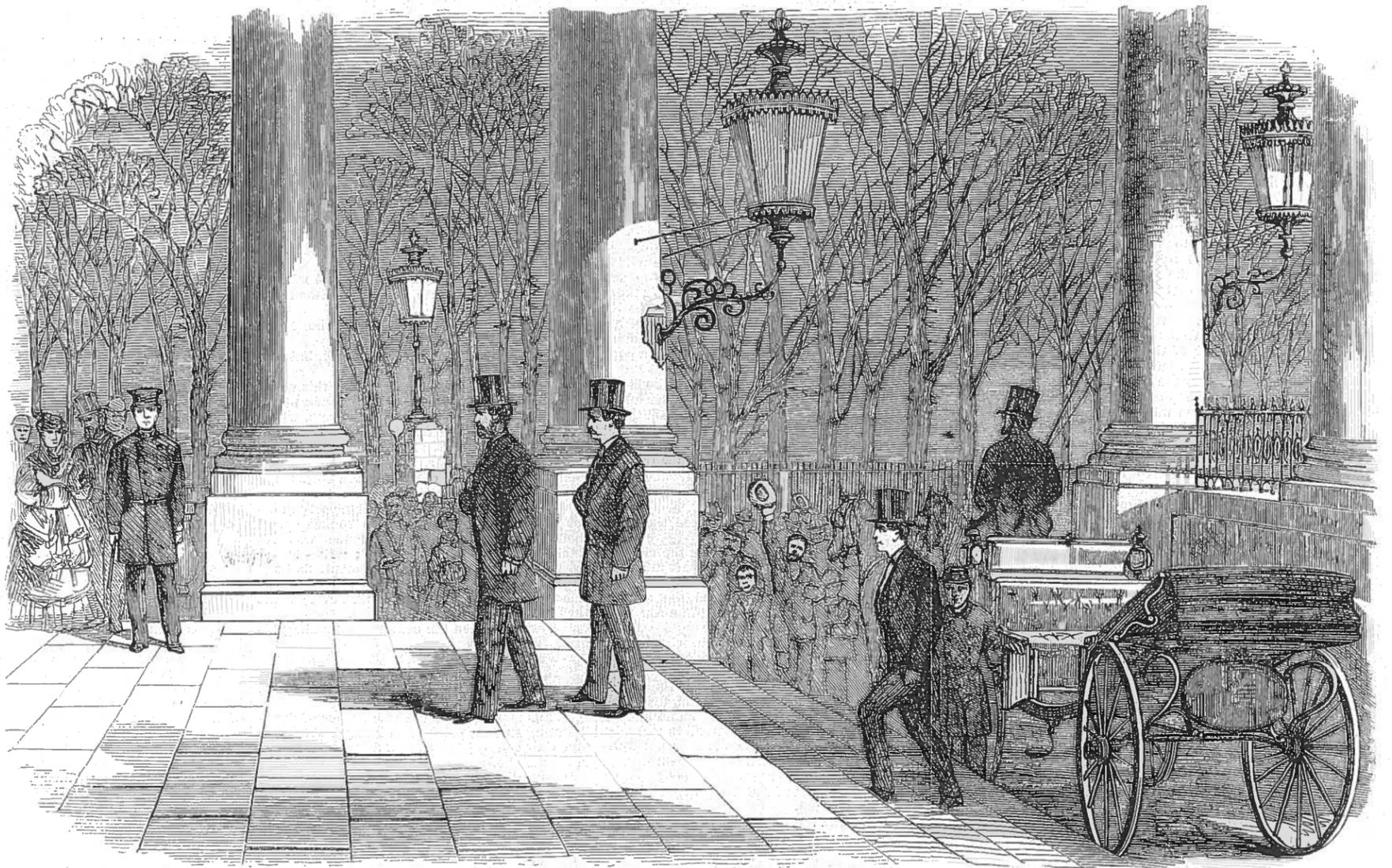


Coach'n Four

1 Mi
Haze
High



CAPTAIN ULYSSES S. GRANT IN 1861 LEAVING HIS HOME AT GALENA, ILL., TO JOIN THE ARMY.—FROM A SKETCH BY ALBERT BERGHAUS.—SEE PAGE 27.



THE INAUGURATION—PRESIDENT GRANT ENTERING THE WHITE HOUSE, AFTER THE INAUGURATION, WASHINGTON, D. C., MARCH 4TH.—FROM A SKETCH BY JAS. E. TAYLOR.—SEE PAGE 27.

"Frank Leslie's Illustrated Newspaper" was the #2 periodical in the USA following the Civil War. At exciting milestones in U.S. Grant's life we see him leaving his original I.L. Home in 1861 followed by another milestone - his entry into the White House. Frank Leslie's article states when U.S. Grant left his home at Galena, IL to take service in the Federal Army, "It was his first step to fame and to the Presidential Chair."

MEMO

To: The Zoning Board of Appeals
From: Matt Oldenburg, Zoning Administrator
Date: May 9, 2014

RE: 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.

Summary:

The applicant is requesting a Special Use Permit to operate House Tours as an accessory residential land use in a Low Density Residential District.

The applicant proposes to operate tours during the allotted timeframes in the Ordinance. Per the regulations, this time frame would allow for up to 17 tours per week during the busy season and 9 tours per week during the off-season.

The staff has reviewed his application and conducted a site visit. Staff recommends that a maximum of 10 persons shall be on the tour at one time, excluding the tour guides. This is derived from the NFPA regulations for low-concentration assembly, which allows 15 square feet per person. The smaller rooms of approximately 150 square feet, on the tour, were used for this calculation. Please see attached floor plan for route used on the tour. The building's structural integrity appears to be in stable condition. The buildings masonry, roof and the rest of the property is in poor condition and is not ready for operations as a Tour House. Staff inspection indicates major improvements are needed before anyone is allowed on the property other than the owner, contractors and City Staff/Inspectors. However, the Special Use Permit can be granted on the condition that tours cannot be conducted until this property and structure meet the regulations of applicable Codes in building, life safety, etc at a later date. Parking is not available on the street, so consideration must be given to surrounding parking areas if this is to operate as a Tour House.

Land uses include Residential/Commercial/Tourism in all directions.

Approval Criteria & Recommendation:

The purpose of a special use review is to provide an opportunity to utilize property for an activity, which under usual circumstances, could be detrimental to other permitted uses and which normally is not permitted within the same district. A special use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A special use is not a use by-right and one that is otherwise prohibited without approval of a special use permit.

The application shall demonstrate that the proposed development will comply with the following:

- (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 Zoning Board of Appeals can grant, conditionally grant, or deny all applications for a Special Use Permit or an amendment thereof. If the Board would like to grant the request, a motion to draft Findings of Fact should be entertained. The Findings of Fact will then be presented for final consideration at the next Board meeting.

CITY OF GALENA, ILLINOIS



Request for Special Use Permit

Name: JAMES WIRTH / THE FOUNDATION FOR U.S. GRANT'S LEGACY, NFP
Address of Applicant: 121 S. HIGH ST. GALENA IL 61036
City State Zip
Phone #: (815) 777-8429 Email: JAMESWIRTH1861@GMAIL.COM
Name of Property Owner (if different from applicant): JAMES W. WIRTH
Address of Interest: 901 FOURTH ST (ALL OF LOT #1 BK 29) GALENA, IL 61036
Present Use of Property: VACANT, Proposed Use: HOUSE TOUR
Zoning District: LOW DENSITY RESIDENTIAL Within Historic District?: Yes No

Reason for Special Use

Please Note: The following questions must be answered completely. If additional space is needed, place attach extra pages to the application.

Please provide a written statement explaining the nature of the proposed special use: TO PERMIT LIMITED PUBLIC VISITATION TO A SITE OF MAJOR HISTORICAL SIGNIFICANCE (PREVIOUSLY ALLOWED AT THIS LOCATION ON A REGULAR BASIS) AS NOW PROVIDED BY GALENA CODE OF ORDINANCES, INCLUDING, SECTIONS 154.015 AND 154.406.

Explain how the propose use or expansion is necessary or desirable to provide a service or facility which is in the interest of the public convenience: IT IS TO THE PUBLIC'S DESIRE AND CONVENIENCE TO BE ABLE TO ACCESS THE VALUABLE HISTORICAL AND CULTURAL HERITAGE THAT ATTRACTS VISITORS TO GALENA. THIS EXCEPTIONALLY ORIGINAL PROPERTY, INTERIOR, EXTERIOR, & SITING WAS REGULARLY USED FOR YEARS AS A SUCCESSFUL TOUR HOME. (PLEASE SEE ATTACHMENTS)

Explain how the proposed use or expansion will contribute to the general welfare of the neighborhood or community: THE SUBJECT SITE CONTRIBUTES CULTURALLY, HISTORICALLY,

AND EDUCATIONALLY TO THE COMMUNITY, THE REGION, AND OUR NATION.
OPERATION OF THIS BENEFITS THE COMMUNITY & THE STATE OF IL'S

ECONOMY. FURTHERMORE, THE PROPOSED USE OF THIS HISTORIC PROPERTY

AS AN HISTORIC SITE WAS DETERMINED APPROPRIATE BY THE CITY & STATE OF IL WITHIN THE GALENA STATE HISTORIC SITES MASTER

Will the proposed use or expansion create noise, glare, vibration, odor, or in any other way be detrimental ^{MANAGEMENT} PLAN, to the health, safety, morals, or general welfare of persons working or residing in the vicinity?

Yes No If yes, please explain: ALL NECESSARY INFRASTRUCTURE

ALREADY SURROUNDS THE SUBJECT PROPERTY.

Supplemental Data

1. Provide photographs showing various pertinent views of the existing site and buildings.
2. Provide a map that shows the location of the property in the broad context of the City or neighborhood.
3. Provide building, structure, and sign plans to such a scale that all pertinent features are legible, if applicable.
4. Identify the general land use, zoning, and any special characteristics of the adjacent properties to the north, south, east, and west.

North: NATURE PRESERVE

South: WASHBURNE HSE, IL STATE HISTORIC PROPERTIES

East: NATURE PRESERVE, LDR, U.S. GRANT MEMORIAL HOME.

West: WOODED / NATURE AREA, BED + BREAKFAST.

Names of Surrounding Property Owners

Following are 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, and the number of feet occupied by all public roads, streets, alleys, and public ways have been excluded in computing the 250 feet requirement. Said names are as recorded in the office of the County Recorder (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County. If additional space is needed, please attach extra pages.

Name	Address
PLEASE SEE ATTACHED STATEMENT FROM JO DAVIESS	
COUNTY GIS OFFICE,	

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted here with are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the County of Jo Daviess for the purpose of posting, maintaining, and removing notices as may be required by law.



James With
James With Director, Foundation
 Applicant's Signature for U.S. Marine
 Legacy, NFP. 4-25-2014
 Date
James W. With 4-25-2014
 Property Owner's Signature Date

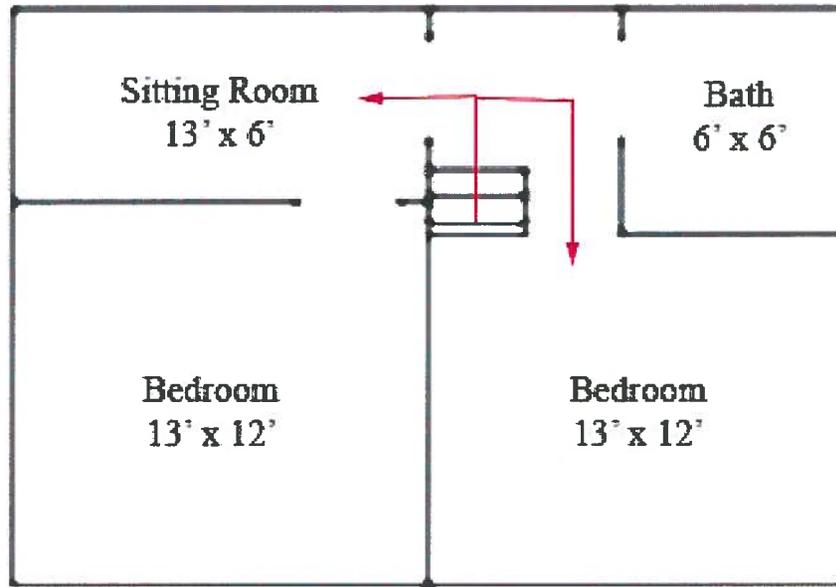
Patricia Glasgow 4-25-14 May 10, 2017
 Notary's Signature Date Commission Expiration

250' from 901 Fourth Street, Galena

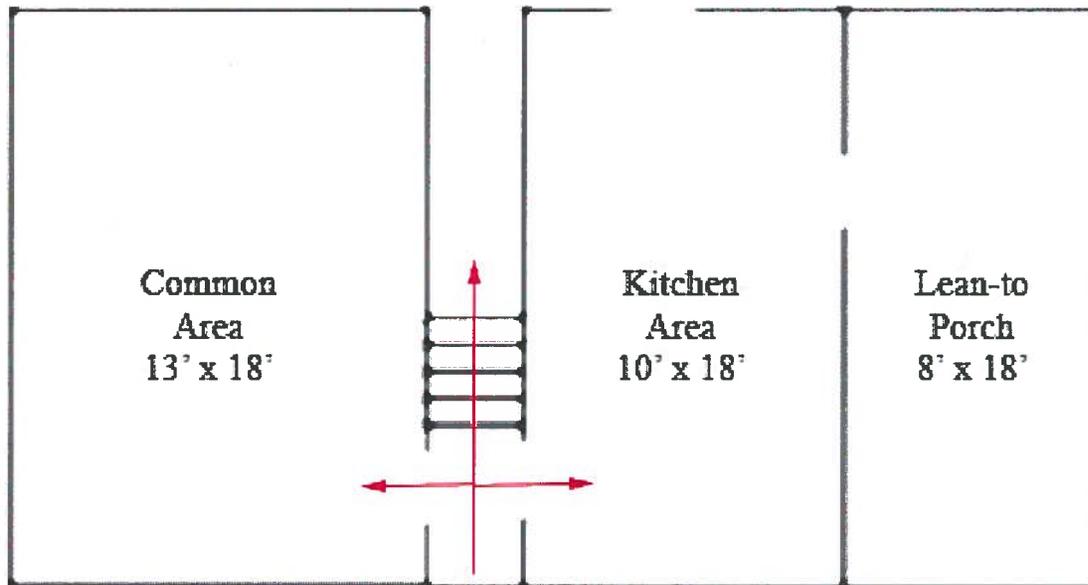



NORTH
Scale 1" = 100'
Map produced by the Jo Daviess
County GIS Department on 4/16/14.
The orthophotography used in this
map represents ground conditions in
April 2011. All information is believed
to be accurate, but is not guaranteed
to be without error. This is not a
substitute for an actual field survey.

901 Fourth Street Floorplan

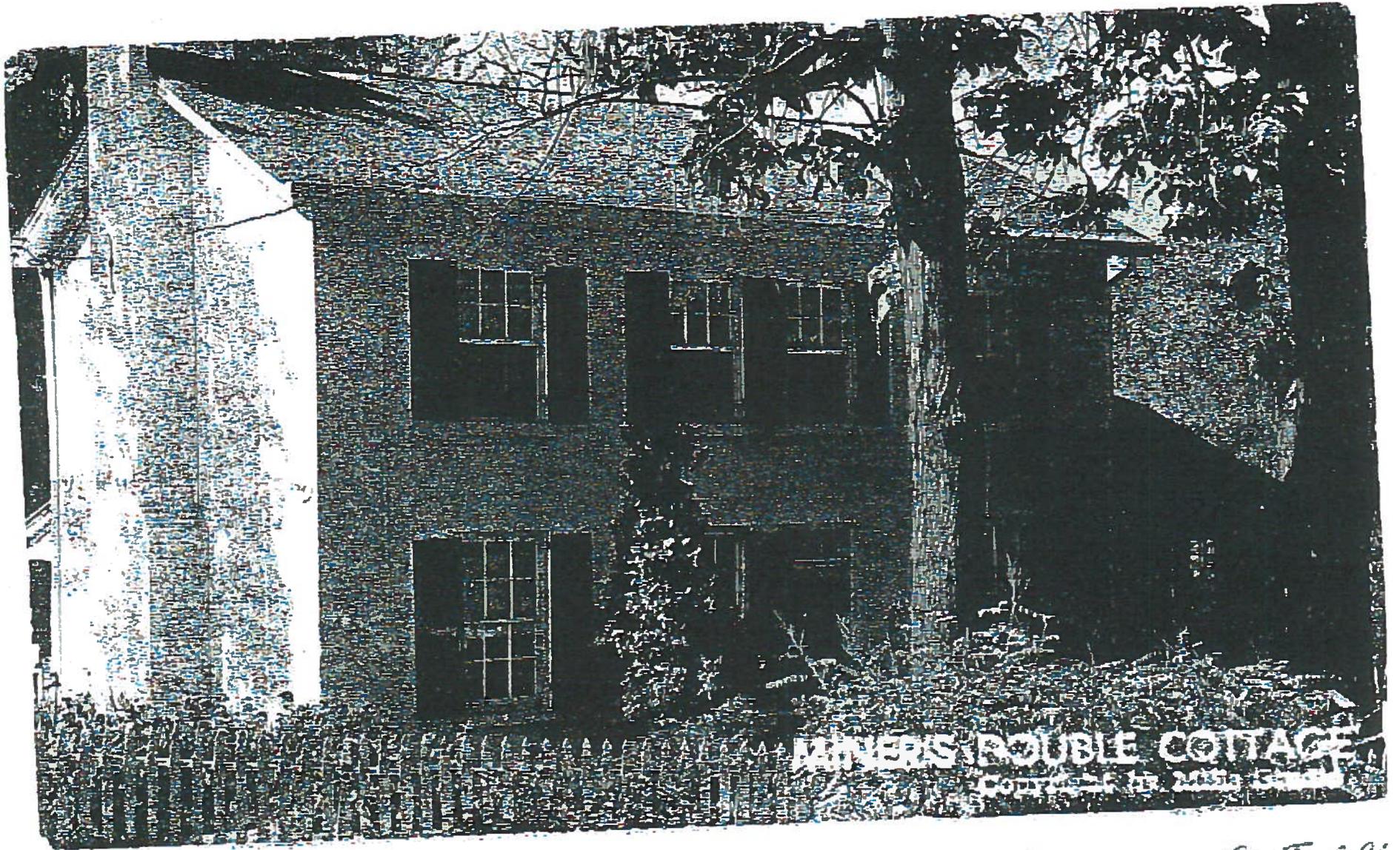


Second Floor

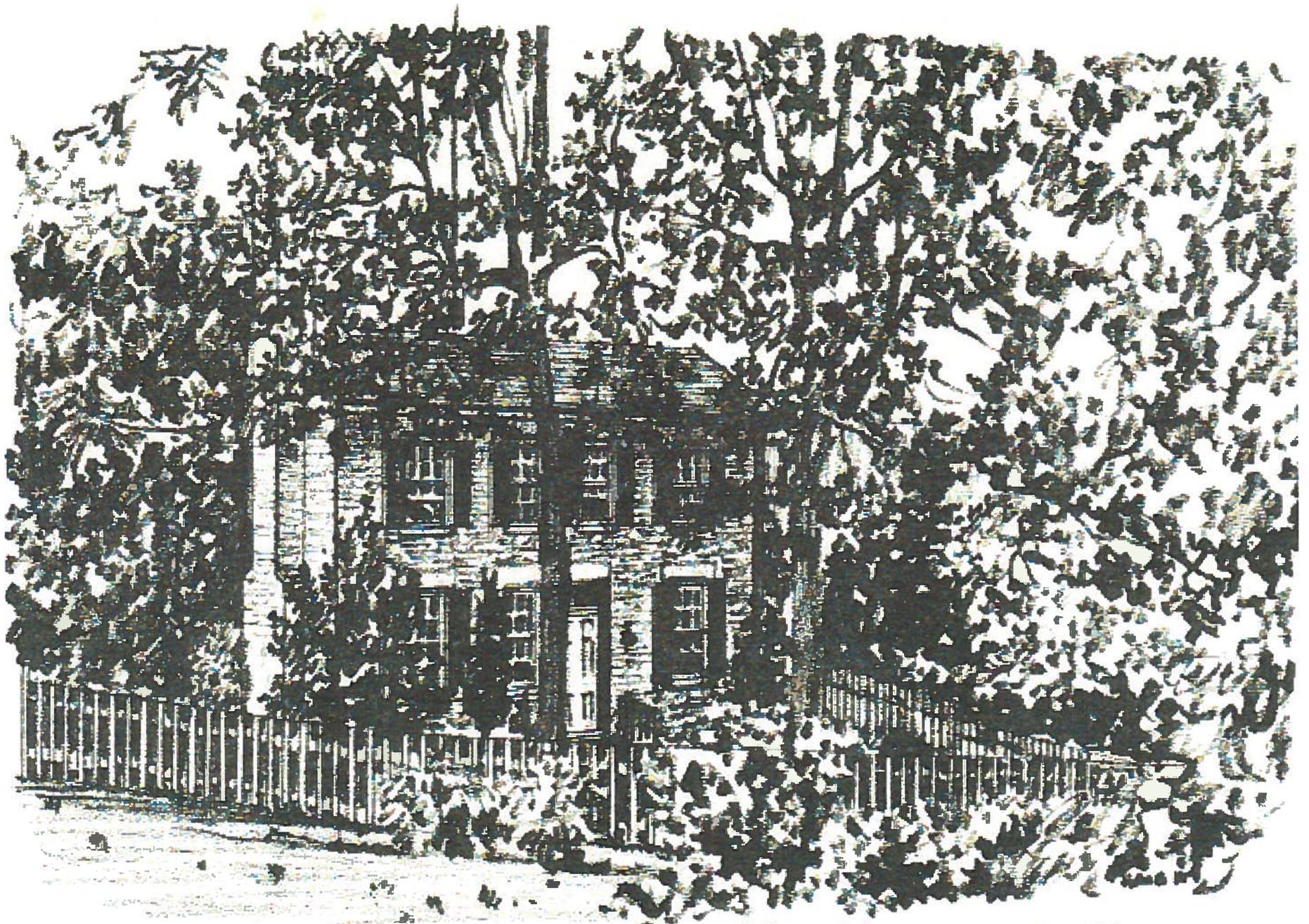


First Floor





THE COTTAGE BECAME A COPYRIGHTED POSTCARD
SOLD IN THE 1950'S & 60'S.



Double Miner's Cottage



*Four Visitors who paid to see
the Double Miners Cottage.*



