AGENDA
ZONING BOARD OF APPEALS
October 8, 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 September 10, 2014 ZBA Meeting Minutes.

OLD BUSINESS

4. None

NEW BUSINESS

5. Cal No. 14S-07, Applicant: Galena Center for the Arts (Carole Sullivan) – 219 Summit Street, Galena, IL 61036. Request for Special Use Permit to install off-premises signage near the intersection of US Highway 20 (Spring Street) and Summit Street to notify residents and visitors about the location of the Galena Center for the Arts, a 501(c)(3) organization. The signage will require a Special Sign Permit to the City of Galena by the Illinois Department of Transportation.

COUNTY ZONING

6. None

WORKSESSION & OTHER

7. None

PUBLIC COMMENTS

8. Public Comments

9. 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 October 1, 2014
By Matt Oldenburg

MEMO

To: The Zoning Board of Appeals
From: Matt Oldenburg, Zoning Administrator
Date: October 8, 2014

RE: Cal No. 14S-07, Applicant: Galena Center for the Arts (Carole Sullivan) – 219 Summit Street, Galena, IL 61036. Request for Special Use Permit to install off-premises signage near the intersection of US Highway 20 (Spring Street) and Summit Street to notify residents and visitors about the location of the Galena Center for the Arts, a 501(c)(3) organization. The signage will require a Special Sign Permit to the City of Galena by the Illinois Department of Transportation.

Summary:

The applicant is requesting a Special Use Permit to install off-premises signage along Highway 20 near Summit Street to notify residents and visitors where to turn onto Summit Street.

The signage would be in two locations, one in the Eastbound lane and one in the Westbound lane, and will be in the standard brown highway sign format. Images of the sign concept are attached and they will be approximately 36 inches tall by 30 inches wide, comparable to a speed limit sign's dimensions. The wording on the provided image is conceptual and will actually read, "Galena Center for the Arts" or "Center for the Arts" rather than "Galena Arts Center".

This request qualifies under the Zoning Ordinance as an Official Sign of the City, Chapter §154.810 (B)(1)(g). The Galena Center for the Arts was recently approved as part of a Planned Unit Development that is consistent with our Comprehensive plan (Section 10.5), providing a Community Center for local arts groups. The signage will help direct tourist traffic to the location of the Center for the Arts. If approved by the ZBA, the City Council will also need to approve final design and placement. If approved locally, the City will request permission from IDOT under the Special Signs program. The applicant will pay for the application, sign materials and installation.

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.

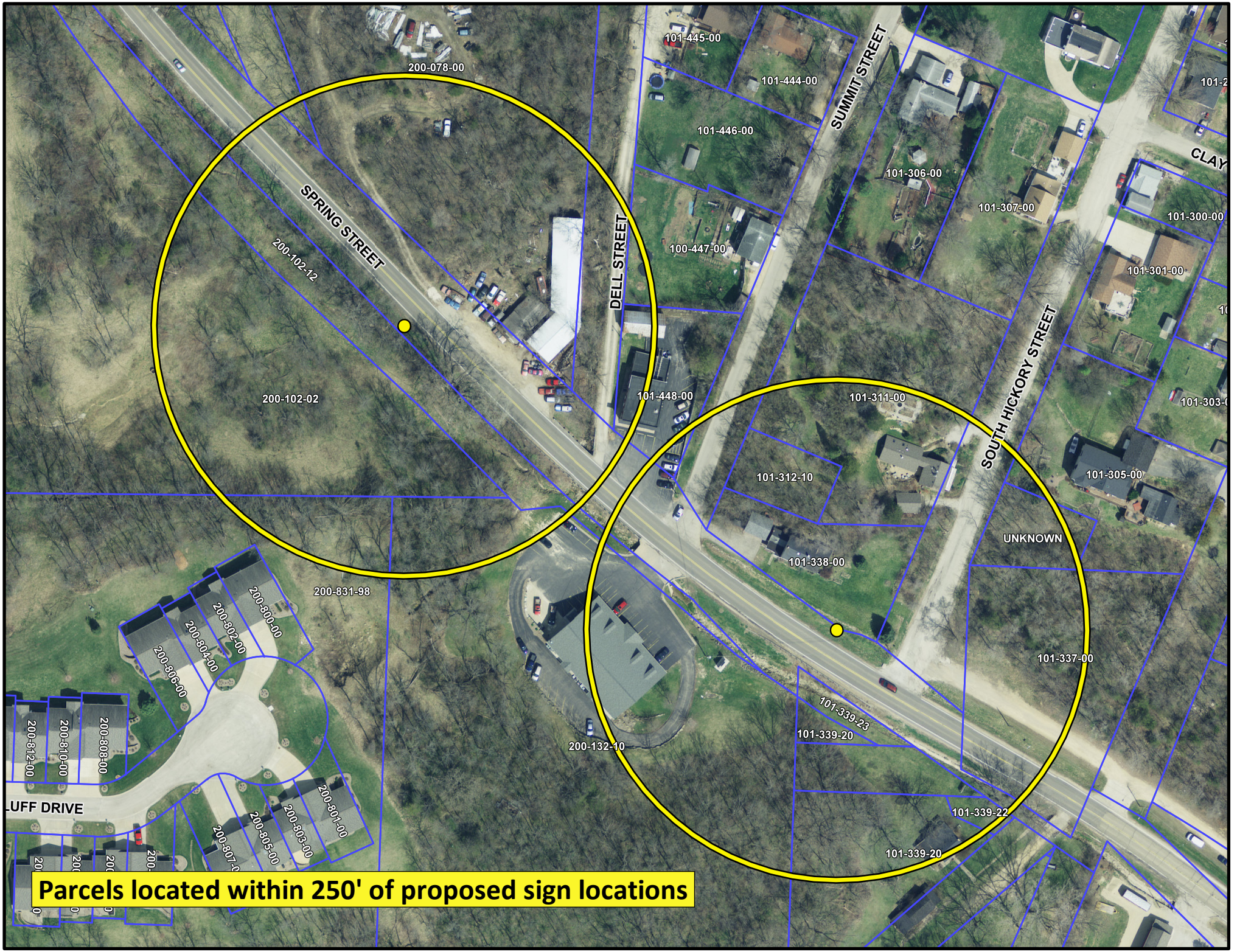
(5) *Compatibility with adjoining properties.* Compatibility with and protection of neighboring properties through measures such as:

(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.


SPRING STREET
DELL STREET
SUMMIT STREET
SOUTH HICKORY STREET
200-078-00
200-102-12
200-102-02
101-445-00
101-444-00
101-446-00
101-306-00
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101-311-00
101-312-10
101-338-00
UNKNOWN
101-305-00
101-301-00
101-300-00
101-337-00
101-339-23
101-339-20
101-339-22
200-132-10
200-831-98
200-800-00
200-802-00
200-804-00
200-806-00
200-812-00
200-810-00
200-808-00
200-801-00
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200-807-00
Parcels located within 250' of proposed sign locations

1.50" Radius, 0.50" Border, 0.50" Indent, White on Brown;
"Galena" C 2K; "Arts" C 2K;
"Center" C 2K;
Standard Arrow Custom 12.00" X 5.38" 180°;
Table of letter and object lefts.

G 5.75	**a** 9.50	**l** 13.13	**e** 14.63	**n** 18.25	**a** 21.63
A 9.63	**r** 13.88	**t** 15.75	**s** 18.00		
C 5.75	**e** 9.75	**n** 13.25	**t** 16.50	**e** 18.88	**r** 22.38
⇦ 9.00					

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