AGENDA
ZONING BOARD OF APPEALS
February 11, 2015
6:30 PM
CITY HALL, 101 GREEN STREET, GALENA, IL

1. Call to Order

2. Roll Call and Declaration of Quorum

3. Approval of January 14, 2015 ZBA Meeting Minutes.

OLD BUSINESS

4. None

NEW BUSINESS

5. Cal. No. 15V-01, Applicant: Adam Johnson – 211 Fourth Street, Galena, IL 61036 and Owner: Matthew Carroll, 319 Meeker Street, Galena, IL 61036. Location: Parcel: 22-100-896-00, Located on Lots 17 and the East part of Lot 16 in Block 24 of the original town of Galena, situated on the West side of the Galena River, City of Galena, Jo Daviess County, Illinois. Common address 319 Meeker Street, Galena, IL 61036. Request for a variance to allow 5 parking spaces to be off-site, contingent upon approval of a Special Use Permit request for a 6-room Small Inn.

6. Cal. No. 15S-01, Applicant: Adam Johnson – 211 Fourth Street, Galena, IL 61036 and Owner: Matthew Carroll, 319 Meeker Street, Galena, IL 61036. Location: Parcel: 22-100-896-00, Located on Lots 17 and the East part of Lot 16 in Block 24 of the original town of Galena, situated on the West side of the Galena River, City of Galena, Jo Daviess County, Illinois. Common address 319 Meeker Street, Galena, IL 61036. Request for Special Use Permit to allow a 6-room, owner-occupied, Small Inn in a Low Density Residential District.

COUNTY ZONING

7. None

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 February 6, 2015
By Matt Oldenburg

MINUTES
ZONING BOARD OF APPEALS
JANUARY 14, 2015

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, January 14, 2015 at City Hall, 101 Green 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	Present
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 for the November 12, 2014 meeting.

Motion to approve the corrected minutes carried on voice vote.

OLD BUSINESS

None

NEW BUSINESS

None

COUNTY ZONING

Paul & Deborah Studtmann and Nathan & Jessica Studtmann, PO Box 6101, Galena, IL 61036. Request for subdivision and map amendment to subdivide property into two parcels and rezoning both from Agricultural to Residential. This property is within the 1.5 mile extraterritorial jurisdiction of the City of Galena. The legal description of the property is part of the NW quarter of Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian, East Galena Township. Common address is 9408 W. Powder House Hill Road, Galena, IL 61036.

O'Keefe asked what the Board's options were – it's been a while since we looked at one of these.

Oldenburg said they are asking for subdivision and rezoning of the property which is within the 1 ½ mile jurisdiction. The Board will make a recommendation to the City Council who will hear this request at a future Council meeting. Their decision will be filed with the County Clerk. If the city decides to object to the request it would force a ¾ majority vote by the County Board for approval.

MOTION: O'Keefe moved, seconded by Baranski to make a positive recommendation to the City Council to subdivide said property into two parcels and rezone both from Agricultural to Residential as written.

Discussion: O'Keefe said he drove by this parcel and he sees no reason why the City would object to the request. This would be in keeping with what is already there.

Baranski agreed.

As Roll Call was:

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

Motion carried.

WORKSESSION/OTHER

Oldenburg asked the Board to review a request concerning property located in the county on Red Gates Road. The owners are looking to subdivide the house from the farmland. The county asked the applicant to get an opinion from the City because the area in question is shown as greenspace on the City's comprehensive land use maps. The applicant did not want to go to the work and expense of applying if the City was not in favor of the change.

The Board wondered if this should be discussed if it was not on the agenda.

After a brief discussion it was determined that the Board would not discuss this item.

PUBLIC COMMENTS

None

MOTION: Bochniak moved, seconded by Baranski to adjourn the meeting at 6:45 pm.

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: February 6, 2015

RE: Cal. No. 15V-01, Applicant: Adam Johnson – 211 Fourth Street, Galena, IL 61036 and Owner: Matthew Carroll, 319 Meeker Street, Galena, IL 61036. Location: Parcel: 22-100-896-00, Located on Lots 17 and the East part of Lot 16 in Block 24 of the original town of Galena, situated on the West side of the Galena River, City of Galena, Jo Daviess County, Illinois. Common address 319 Meeker Street, Galena, IL 61036. Request for a variance to allow 5 parking spaces to be off-site, contingent upon approval of a Special Use Permit request for a 6-room Small Inn.

Cal. No. 15S-01, Applicant: Adam Johnson – 211 Fourth Street, Galena, IL 61036 and Owner: Matthew Carroll, 319 Meeker Street, Galena, IL 61036. Location: Parcel: 22-100-896-00, Located on Lots 17 and the East part of Lot 16 in Block 24 of the original town of Galena, situated on the West side of the Galena River, City of Galena, Jo Daviess County, Illinois. Common address 319 Meeker Street, Galena, IL 61036. Request for Special Use Permit to allow a 6-room, owner-occupied, Small Inn in a Low Density Residential District.

Summary:

The applicant, on behalf of the owner, is requesting a Variance concurrently with a Special Use Permit to operate as a 6-room Small Inn in a Low Density Residential District. 319 Meeker Street, commonly known as the Old Jail, has been sitting vacant for several years. Mr. Carroll has recently purchased the building with the intent of operating as a Small Inn, which is a very appropriate use for the historic structure.

One of the regulations for Small Inns requires that off-street parking be provided for each guest room, plus one for the Innkeeper; in this case, 7 off-street spaces are required. This structure sits on a restrictive property as it is nestled into the hillside with very small margins of landscape on each of its sides. Behind the structure, the remaining landscape is taken up by steep terrain with a small ledged area at an elevation level with the 3rd story. Previous owners made plans to use this small area as a parking space with access off of the unimproved Harrison Street from above. This access has steep slopes in certain areas and would be difficult to maintain; it is arguably an unsuitable space to get to for utilization as a parking area, and would certainly be impractical for guests to navigate. It is for this reason that the applicant requests a variance to utilize on-street parking in the nearby blocks to fulfill 5 of the 7 required spaces. There are 3 on-street spaces directly in front of the property, as well as 3 more across the street, and more within walking distance as it is adjacent to downtown. The owner is considering valeting the guests' vehicles as an option in his plan. The applicant has included two alternative site plans that illustrate the impracticality of using off-street spaces above the structure on the hillside. If more spaces were required to be off-street and on the property, then more impervious area would be generated in an already landscape-limited area – thus requiring another possible variation for minimum landscape surface ratio, depending on the configuration.

The Small Inn regulations also require floor plans at the time of application to indicate the locations of each of the proposed guest rooms. The applicant has provided these plans, which place two guest rooms on each of the upper three floors (2nd, 3rd and 4th stories). The 1st floor will contain the reception area, owner's quarters, kitchen and dining area for breakfast. A wall sign is planned to be located on the front retaining wall and will require a separate application and review by the Zoning Administrator and HPC for appropriateness. Please refer to section §154.406(D)(8) for further detailed land use descriptions for the Small Inn. The Inn will require the Owner to live on-premises as the property is within the Low Density Residential District.

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 Staff has visited the site on several occasions and it is my opinion that the impact on the adjoining properties will be miniscule as no exterior structural improvements will be made with the exception of repairing the retaining wall to the West. The City Engineer indicates that there is sufficient water and sanitary sewer for the property and proposed use. The Building Department and Staff will ensure that the renovation meets current building, electrical, ADA and life safety codes. The Fire Inspector is working with the applicant to ensure that life safety and fire codes are met. Staff recommends approval of both requests.

Land uses to the North and West include residential and institutional uses. Land uses to the South include institutional and downtown commercial. Land uses to the east include residential, commercial and industrial.

Variance Approval Criteria & Recommendation:

A variance is not a right. It may be granted to an applicant only if the applicant establishes that strict adherence to this code will result in practical difficulties or undue hardships because of site characteristics that are not applicable to most properties in the same zoning district. Such variances shall be granted only when the applicant establishes that all of the following criteria, as applicable, are satisfied:

(1) *Hardship unique to property, not self-inflicted.* There are exceptional conditions creating an undue hardship, applicable only to the property involved or the intended use thereof, which do not apply generally to the other land areas or uses within the same zone district, and such exceptional conditions or undue hardship was not created by the action or inaction of the applicant or owner of the property;

(2) *Special privilege.* The variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same zoning district;

(3) *Literal interpretation.* The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant;

(4) *Reasonable use.* The applicant and the owner of the property cannot derive a reasonable use of the property without the requested variance;

(5) *Minimum necessary.* The variance is the minimum necessary to make possible the reasonable use of land or structures;

(6) *Compatible with adjacent properties.* The variance will not be injurious to, or reduce the value of, the adjacent properties or improvements or be detrimental to the public health, safety or welfare. In granting a variance, the decision-maker may impose conditions deemed necessary to protect affected property owners and to protect the intent of this code;

(7) *Conformance with the purposes of this code.* The granting of a variance will not conflict with the purposes and intents expressed or implied in this Code; and

(8) *Conformance with the Comprehensive Plan.* The granting of a variance will not conflict with the goals and principles in the adopted Comprehensive Plan.

The Zoning Board of Appeals can approve, approve with conditions, or deny requests for variances. If the Board would like to approve the request, a motion to draft Finding of Facts should be entertained. The Findings of Facts will then be presented for final consideration at the next Board Meeting.

Special Use Permit 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 § 154.406;

(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.

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 Variation

Name: Adam Johnson

Address of Applicant: 211 Fourth Street, Galena, Illinois 61036
City State Zip

Phone #: 815/281-1577 **Email:** adam@izso.net

Name of Property Owner (if different from applicant): Matthew T. Carroll

Address of Interest: 319 Meeker Street, Galena, Illinois 61036

Present Use of Property: Multi-family Residential **Proposed Use:** Small Inn with 6 rooms

Zoning District: LDR Low Density Residential **Within Historic District?:** [X] Yes [ ] No

Reason for Variance Request

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

Also, read the 'Notice to Applicants' attached to this application before answering.

What characteristics of your property prevent it being used for any of the uses permitted in your zoning district?

[ ] Too narrow [X] Elevation [ ] Soil [X] Too small [X] Slope [ ] Subsurface [ ] Too shallow [X] Shape

If other, please specify: Historic configuration of the building on the property

Describe the items checked, giving dimensions where appropriate: The way the building sits on the lot does not provide for adequate parking or desirable access to parking & the amount of existing impervious area does allow for adequate additional paving to provide all of the parking required.

How do the above site conditions prevent any reasonable use of your land under the terms of the Zoning Ordinance?: The only available area for parking is at the rear of the lot, two stories above the building entrance, making access to the building at the historic entrance difficult. This area of the lot is accessed by driving up & around the block to an old, unimproved right of way, sloping 10-20% in places, making it inconvenient for visitors & adding traffic to less than optimum streets.

To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable part thereof became law?

[X] **Yes** [ ] **No** **If 'No', explain why the hardship should not be regarded as self-imposed. (Self-imposed hardships are not entitled to variations.):** _____

Are the conditions on your property the result of other manmade changes such as the relocation of a road or highway? If so, describe: NA

Which of the following types of modifications will allow you a reasonable use of your land? A change in...

[ ] **Setback Requirement** [ ] **Side Yard Restrictions** [ ] **Area Requirement** [ ] **Lot-coverage Requirement**

[ ] **Height Requirement** [X] **Off-street Parking Requirement**

If other, please specify: _____

Describe the variation requested, giving distances where appropriate:

Request variance from required 1 parking space per Guest Room & 1 parking space for owner totalling 7 parking spaces needed to the 1 parking space which is currently available on site.

Are the conditions of hardship for what you request a variation true only of your property? [X] **Yes** [ ] **No**

If not, how many other properties are similarly affected?: _____

Will granting the variation in the form requested be in harmony with the neighborhood ad not contrary to the intent and purpose of the Zoning Ordinance? Explain: The request will be in harmony with the LDR neighborhood because it would allow the use without the additional impact of added traffic & decreased landscaping. On street parking is available in the Downtown area.

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
SEE SHEET PROVIDED BY COUNTY GIS	

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.

1/21/15

Applicant's Signature **Date**

1/21/15

Property Owner's Signature **Date**

OFFICIAL SEAL
SHIRLEY A JOHNSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/02/17

Shirley A Johnson 1/21/15 4.02.2017

Notary's Signature **Date** **Commission Expiration**

CITY OF GALENA, ILLINOIS

Request for Special Use Permit

Name: Adam Johnson

Address of Applicant: 211 Fourth Street, Galena, Illinois 61036
City State Zip

Phone #: 815/281-1577 **Email:** adam@izso.net

Name of Property Owner (if different from applicant): Matthew T. Carroll

Address of Interest: 319 Meeker Street, Galena, Illinois 61036

Present Use of Property: Multi-family Residential **Proposed Use:** Small Inn with 6 rooms

Zoning District: LDR Low Density Residential **Within Historic District?:** [X] 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 rehabilitation of the partially completed project into a Small Inn. The Small Inn would provide owner residence & Inn functions on the First Floor, with the 3 upper floor containing two guest suites a piece for a total of 6 guest rooms.

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 conversion of the Old Jail into a Small Inn would create a new use for this prominant historic structure that is compatible with the other services provided in the downtown. These new guest rooms would increase the availabe stock of guest accommodations, helping to bring more tourists to the downtown and surrounding areas.

Explain how the proposed use or expansion will contribute to the general welfare of the neighborhood or community: The rehabilitation of the Old Jail will increase the revenue that the property will generates, allowing for better maintenance and care for the property. The rehabilitation will increase property property values and taxes.

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 and general residential properties.

South: Jo Daviess County Courthouse.

East: Historic homes and general residential properties.

West: Jo Daviess County Courthouse.

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
SEE SHEET PROVIDED BY COUNTY GIS	

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.

1/21/15

Applicant's Signature **Date**

1/21/15

Property Owner's Signature **Date**

OFFICIAL SEAL
SHIRLEY A JOHNSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/02/17

Shirley A Johnson 1/21/15 4/02/2017

Notary's Signature **Date** **Commission Expiration**

Site Plan A

Existing Parking Provided
5 Spaces Deficient

Landscaping Area to be maintained

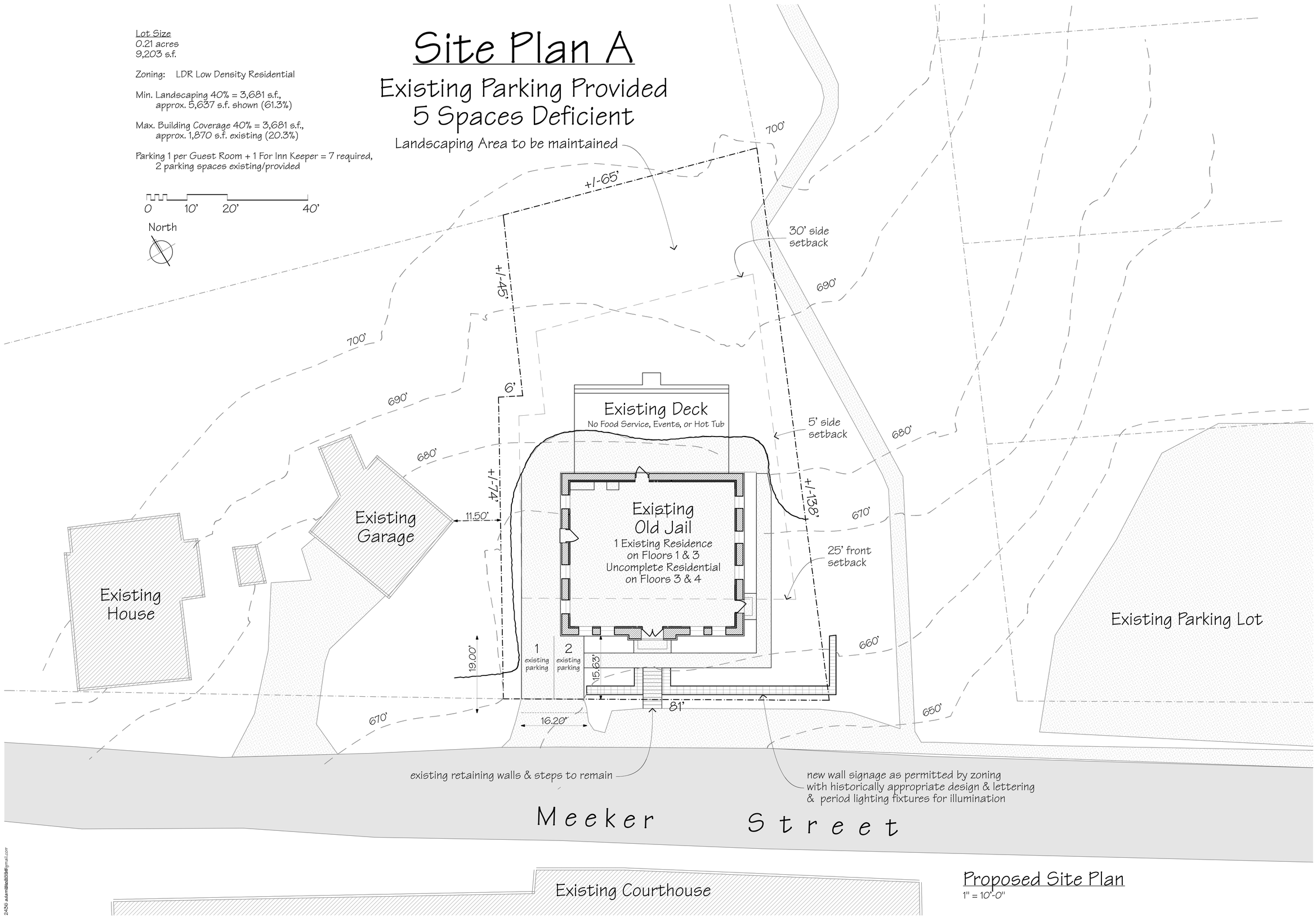
Lot Size
0.21 acres
9,203 s.f.

Zoning: LDR Low Density Residential

Min. Landscaping 40% = 3,681 s.f.,
approx. 5,637 s.f. shown (61.3%)

Max. Building Coverage 40% = 3,681 s.f.,
approx. 1,870 s.f. existing (20.3%)

Parking 1 per Guest Room + 1 For Inn Keeper = 7 required,
2 parking spaces existing/provided



Proposed Site Plan
1" = 10'-0"

Adam Johnson Architecture
211 Fourth Street, Galena, Illinois 61036-2440
adamizso333@gmail.com 815/281-1577

Drawings remain the sole property of the Architect, reproduction & use by permission only.

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

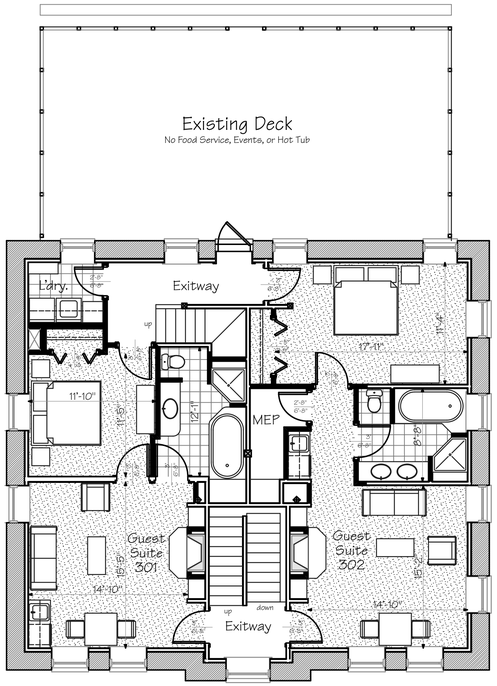
signed: date:

Zoning Application Drawings for
New Small Inn
319 Meeker Street, Galena, Illinois 61036

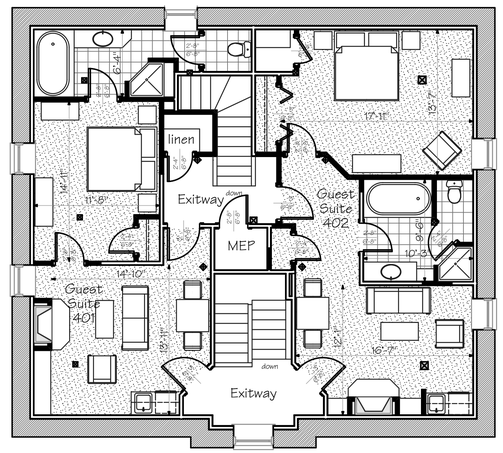
Revisions:

Sheet 1 of 4
1/21/15

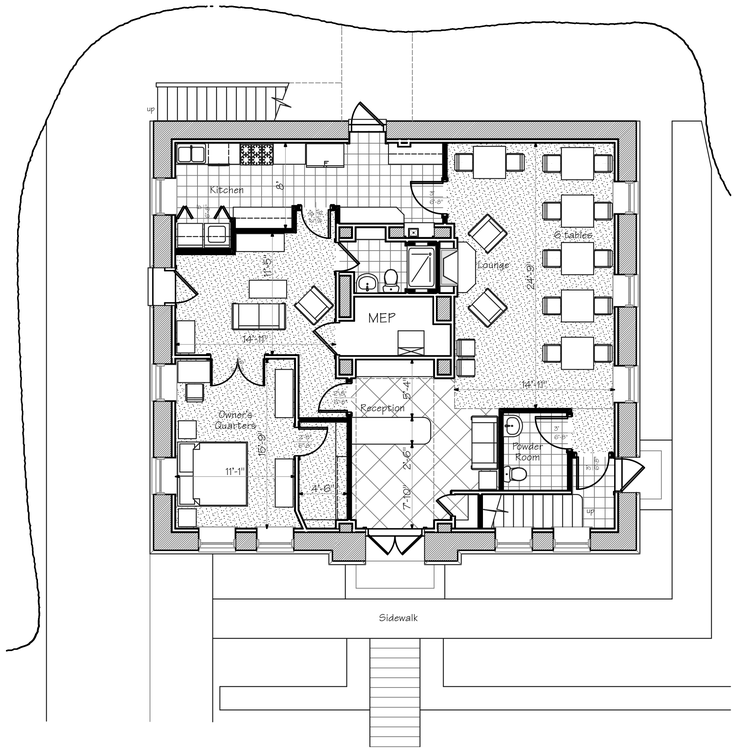
24306 adamizso333@gmail.com



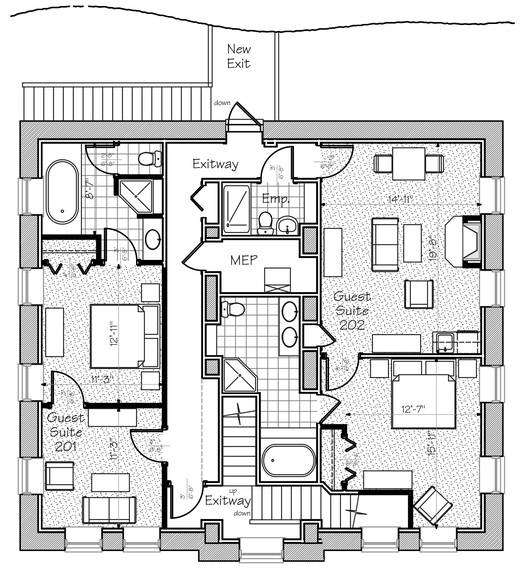
Proposed 3rd Floor Plan



Proposed 4th Floor Plan



Proposed 1st Floor Plan

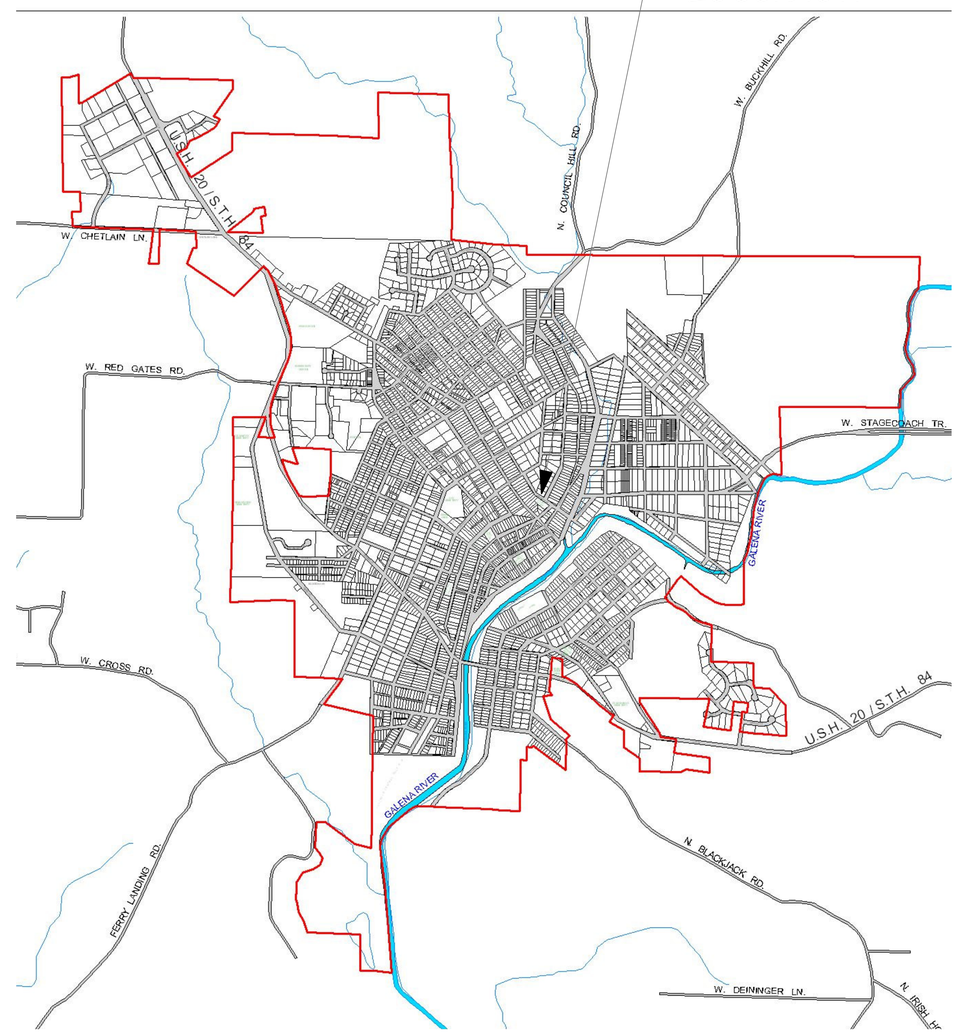


Proposed 2nd Floor Plan

Schematic Floor Plans

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

Project Location



Location Plan

Adam Johnson Architecture
211 Fourth Street, Galena, Illinois 61036-2440
adamizso333@gmail.com 815/281-1577

Drawings remain the sole property of the Architect, reproduction & use by permission only.

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

signed: date:

Zoning Application Drawings for
New Small Inn
319 Meeker Street, Galena, Illinois 61036

Revisions:

Sheet 2 of 4
1/21/15

2436 adamizso333@gmail.com

Alternate Site Plan B

Required Parking Provided
Landscaping Area Deficient

Lot Size
0.21 acres
9,203 s.f.

Zoning: LDR Low Density Residential

Min. Landscaping 40% = 3,681 s.f.,
approx. 3,350 s.f. shown (36.4%)

Max. Building Coverage 40% = 3,681 s.f.,
approx. 1,870 s.f. existing (20.3%)

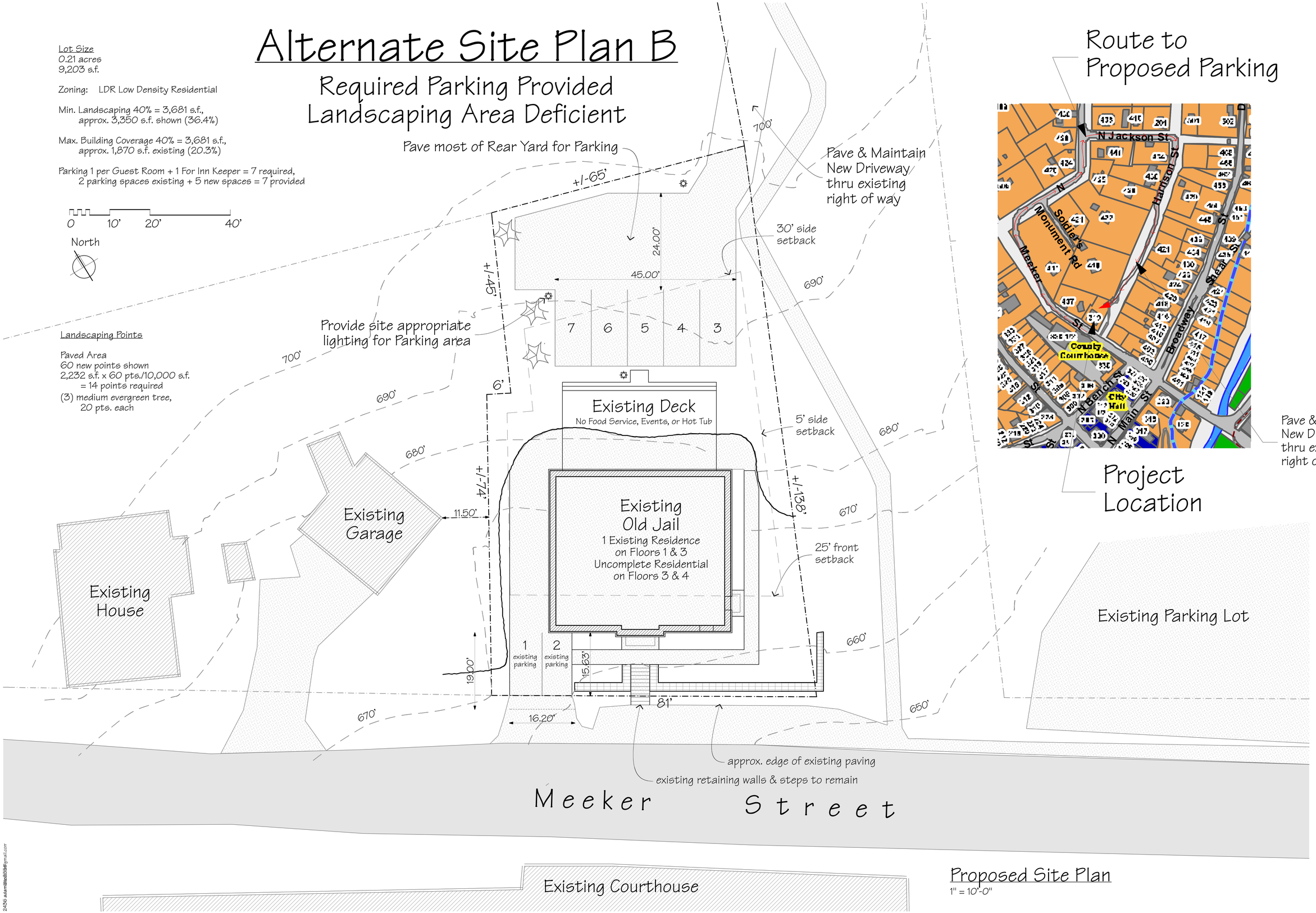
Parking 1 per Guest Room + 1 For Inn Keeper = 7 required,
2 parking spaces existing + 5 new spaces = 7 provided

0 10' 20' 40'

North

Landscaping Points

Paved Area
60 new points shown
2,232 s.f. x 60 pts./10,000 s.f.
= 14 points required
(3) medium evergreen tree,
20 pts. each



Proposed Site Plan
1" = 10'-0"

Route to Proposed Parking

Pave & Maintain New Driveway thru existing right of way

Project Location

Adam Johnson Architecture
211 Fourth Street, Galena, Illinois 61036-2400
adamizso333@gmail.com 815/281-1577

Drawings remain the sole property of the Architect, reproduction & use by permission only.

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

signed: date:

Zoning Application Drawings for
New Small Inn
319 Meeker Street, Galena, Illinois 61036

Revisions:

Sheet 3 of 4
1/21/15

Alternate Site Plan C

6 Parking Spaces Provided
1 Space Deficient

Lot Size
0.21 acres
9,203 s.f.

Zoning: LDR Low Density Residential

Min. Landscaping 40% = 3,681 s.f.,
approx. 3,769 s.f. shown (41.0%)

Max. Building Coverage 40% = 3,681 s.f.,
approx. 1,870 s.f. existing (20.3%)

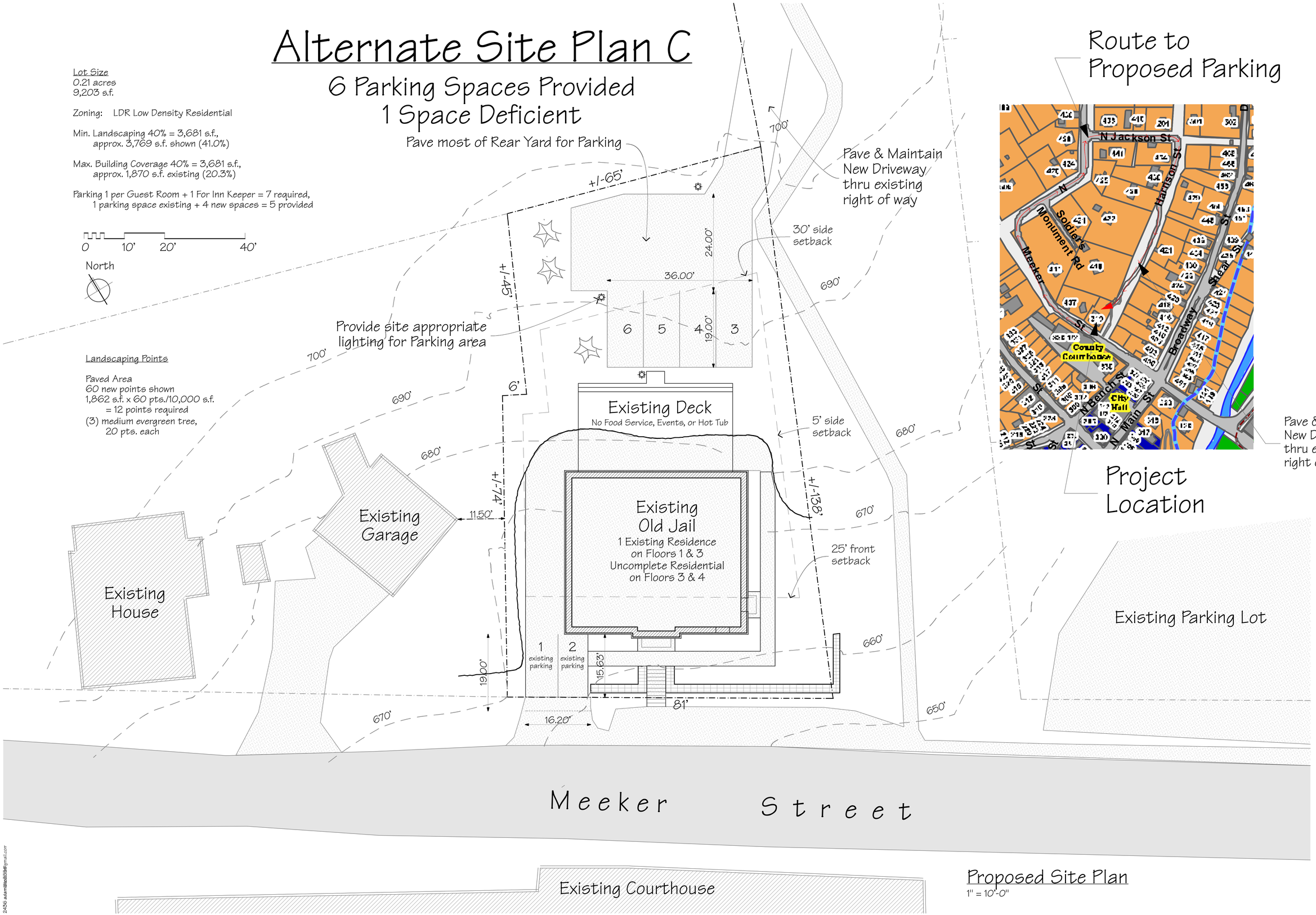
Parking 1 per Guest Room + 1 For Inn Keeper = 7 required,
1 parking space existing + 4 new spaces = 5 provided

0 10' 20' 40'

North

Landscaping Points

Paved Area
60 new points shown
1,862 s.f. x 60 pts./10,000 s.f.
= 12 points required
(3) medium evergreen tree,
20 pts. each



Proposed Site Plan
1" = 10'-0"

Route to Proposed Parking

Project Location

Pave & Maintain New Driveway thru existing right of way

Adam Johnson Architecture
211 Fourth Street, Galena, Illinois 61036-2440
adamjso333@gmail.com 815/281-1577

Drawings remain the sole property of the Architect, reproduction & use by permission only.

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

signed: date:

Zoning Application Drawings for
New Small Inn
319 Meeker Street, Galena, Illinois 61036

Revisions:

Sheet 4 of 2
1/21/15

2436 adamjso333@gmail.com

N
W
E
S
158' +/-
217.66'
710
100.00'
65' +/-
45' +/-
6'
690
50.00'
680
139.00'
56.00'
138' +/-
670
660
50.00'
81.00'
74.37'
63.50'
55.12'
0
10
20
30
40
50
Feet