AGENDA
ZONING BOARD OF APPEALS
April 13, 2016
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 13, 2016 and February 10, 2016 ZBA Meeting Minutes.

OLD BUSINESS

4. None

NEW BUSINESS

5. Cal. No. 16HCO-01, Applicant and Owner: Galena Prime Hotels, LLC (Betsy R. Achett), 11383 US Hwy 20 W, Galena, IL 61036. Location: Parcel: 13-001-079-00, Lot 2 of the Scholz Addition to the City of Galena, Section 11, Township 28 North, Range 1 West of the Fourth Principal Meridian, Galena, Jo Daviess County, Illinois. Common Address: 11383 US Hwy 20 W, Galena, IL 61036. Request for Non-administrative Highway 20 Development Permit to construct a 136-stall parking area to the Northeast of the hotel to facilitate on-site parking required for patrons at the event center.

6. Cal. No. 16PD-01, Applicant: Adam Johnson, 211 Fourth Street, on behalf of Owner: Grace Episcopal Church, 107 S Prospect Street, Galena, IL 61036. Location: Parcel: 22-100-561-00, Lots 7, 9, 11 and South Half of Lot 5, Block 3 of the Original City of Galena, Jo Daviess County, Illinois. Common Address: 107 South Prospect Street, Galena, IL 61036. Request to rezone to Planned Unit Development for a site, with an underlying default district of Low Density Residential, to allow a building addition with associated site improvements.

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 April 8, 2016
By Matt Oldenburg

MINUTES
ZONING BOARD OF APPEALS
FEBRUARY 10, 2016

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:35 PM on Wednesday, February 10, 2016 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	Present
Nybo	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

January 13, 2016 minutes were not available for approval. They will be on the next agenda.

OLD BUSINESS

Cal. No. 16S-01, Applicant: Straka Johnson Architects, P.C., 3555 Digital Drive, Dubuque, IA 52003 for Owner: John Coulter, 201 South Main Street, Galena, IL 61036. Location: Parcel: 22-100-049-00, Lot 34 between Main and Bench Streets in the original town of Galena, situated on the West side of the Galena River, City of Galena, Jo Daviess County, Illinois. Common address 201 South Main Street, Galena, IL 61036. Request for Special Use Permit to expand an existing, conforming, Outdoor Dining land use. This request is contingent upon a Street Vacation request to vacate part of Washington Street between Main and Bench Streets.

MOTION: Baranski moved, seconded by Cook to ratify the Findings of Fact to deny the request.

As Roll Call was:

Bochniak	Yes
Cook	Yes
Holman	Yes
Nybo	Abstain
Baranski	Yes

Motion carried.

NEW BUSINESS

Cal. No. 16A-01, Applicant: City of Galena – 101 Green Street Galena, IL 61036. Request for Text Amendment to §154.601(G)(1) *Off-Street Parking and Traffic Circulation Design Standards, Surface and Marking* and §154.601(G)(13) *Alternative Parking Surfaces and Designs* to allow alternative, sustainable surface improvements for parking areas by right upon approval of administrative site plan review.

MOTION: Baranski moved, seconded by Bochniak to open the Public Hearing on Cal. No. 16A-01.

Motion carried on voice vote.

Nack swore in those persons who wished to testify at tonight's public hearing.

Matt Oldenburg said the City initiated the application. There are two standards in the ordinance dealing with parking surfaces and marking. Currently if you want to use an alternate parking surface you must obtain a Special Use Permit. When installing a new parking surface, site plans are required to address stormwater runoff. This would still apply even when using an alternate surface that allows improved infiltration which can reduce the need for a large detention pond. The new products are safe and have a good appearance. The application would allow the use of alternative sustainable surface improvements by right thru site plan review and administrative approval rather than obtaining zoning approval though a Special Use Permit as the ordinance requires now. If staff believes the request to be part of a larger project, such as an expansion of 25 % or more in the Highway 20 Corridor, it could still require the project to have ZBA approval.

Rosenthal said all projects would have to be reviewed by staff. If they were requesting something on a large scale or had other issues it would need to come before the Board.

Oldenburg said yes. These alternatives can be used and approved administratively if the requirements, such as green space, are met.

Baranski said engineering would still be a big part of the project. A penetrable surface still needs to be installed and marked properly. The area still needs to be tied into the stormwater system to handle run off. At some point we should be promoting these installation of these materials and really eventually it should be a goal to require these alternative materials.

Oldenburg said this can be looked at in the future. We will always need to be concerned about water detention and run off as well as engineering.

Baranski agreed there will probably always have to be some type of collection. The runoff will be reduced but not totally eliminated.

Nybo wondered about seasonal changes. How do these products work when the ground is frozen and we have heavy rains or melting and thawing at a fast rate?

Baranski said that is why you have to have plans for runoff and detention to accommodate these types of events.

Oldenburg said part of the review would be looking at what the soil types and conditions are and how they would be impacted with the installation.

Baranski said installation of these products requires pretty intense preparations.

Rosenthal asked if it would be similar to driveway prep.

Baranski said you actually have to dig deeper.

Rosenthal said it seems as though the product wouldn't necessarily handle the 100 year monsoon rains we occasionally receive.

Nybo said he likes the idea. He is familiar with these applications as the Denver Colorado airport where his son works has been installing alternative surface products for about five years. He is concerned that this would be allowed by right if approved.

Baranski said again we really should be requiring that these products be used wherever possible.

Oldenburg said there would be staff review of the product to be used, the required stormwater plans as well as several other checkpoints. Depending what they want to use and the conditions,

such as the soil type, they may or may not obtain approval administratively. These products will not 100% eliminate the need for detention especially in winter months but it should generally not be an issue.

Nybo said he wants to make sure these checks are in place.

Oldenburg said percentage of increase, historical oversight, appropriate color and location are all part of the review process before approval could be given. These products are used in conjunction with many historic homes, museums and communities – the Royal Palace in the UK uses these types of surface products. The Zoning Board could see applications if the requirements do not meet the standards for the administrative review process. Any high visibility areas would require review by the ZBA.

Nybo said anything 2500 square feet and under could be approved by Oldenburg; over 2500 square feet would have to come to the ZBA with site plans, materials specifics, etc.

Oldenburg said he has already been approached by someone looking to expand their parking and wants to use this type of product. This would need Zoning Board approval.

Rosenthal said approval of the change would give Oldenburg the ability to review and approve or forward it to the ZBA.

Baranski said it should be a goal to rid the City of traditional parking lots not only to reduce the stormwater runoff but these large masses radiate and become heat islands. Alternative materials reduce runoff and generate less heat.

Oldenburg said there are several benefits when using these products. The efficiency of the alternative surface material used in conjunction with other stormwater methods reduces the coefficient of the runoff which helps filter out the contaminants and cools the water.

Nybo asked if Oldenburg thought there would be many applications for the product in historic districts.

Oldenburg said he believed most applications would be for new development. Each location would need to be engineered to determine which alternative product would be best suited for the site and use. Each product has its own specs and recommended uses as well as its weight bearing capacity.

No one was in attendance to testify either in favor of or in opposition to the request.

MOTION: Bochniak moved, seconded by Holman to close the Public Hearing on Cal. No. 16A-01.

Motion carried on voice vote.

MOTION: Baranski moved, seconded by Bochniak to recommend the City Council approve the proposed text amendment as written.

Discussion: The Board reviewed the approval criteria:

(1) Whether the existing text or zoning designation was in error at the time of adoption

(2) Whether there has been a change of character in the area or throughout the city due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.;

(3) Whether the proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district or whether there may be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new zone may generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances;

(4) Whether the proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this code, and other city regulations and guidelines;

(5) Whether adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone;

(6) Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; or

(7) Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning.

The Board determined that all criteria applied except #1 and #5 which were not applicable.

As Roll Call was:

Cook	Yes
Holman	Yes
Nybo	Yes
Baranski	Yes
Bochniak	Yes
Rosenthal	Yes

Motion carried.

COUNTY ZONING

None.

WORKSESSION/OTHER

None

PUBLIC COMMENTS

None.

MOTION: Bochniak moved, seconded by Holman to adjourn the meeting at 7:20 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: April 8, 2016

RE: Cal. No. 16HCO-01, Applicant and Owner: Galena Prime Hotels, LLC (Betsy R. Achett), 11383 US Hwy 20 W, Galena, IL 61036. Location: Parcel: 13-001-079-00, Lot 2 of the Scholz Addition to the City of Galena, Section 11, Township 28 North, Range 1 West of the Fourth Principal Meridian, Galena, Jo Daviess County, Illinois. Common Address: 11383 US Hwy 20 W, Galena, IL 61036. Request for Non-administrative Highway 20 Development Permit to construct a 136-stall parking area to the Northeast of the hotel to facilitate on-site parking required for patrons at the event center.

Project Summary:

The applicant is requesting approval of a Highway 20 Development Permit to construct a proposed parking area located to the Northeast of the hotel in order to facilitate on-site, off-street parking for its patrons at the event center. This parking area is greatly needed as event guests currently have to park off-site, which is inconvenient and dangerous as they need to cross at least one road to get to the property. The hotel and event center was developed before annexation to the City, so the existing parking on the site does not meet our minimum requirements in the Zoning Code. This project will definitely improve the parking situation for the property and make things safer for visitors. A narrative of the scope of the project is included for your information.

A site plan review was conducted and it was determined that the request meets all criteria listed in §154.914(C). This request satisfies all adopted policies and plans, such as the Comprehensive Plan. It also meets the bulk standards, the standards for the Zoning District, land use regulations; natural resource protection standards; parking, lighting and landscaping standards; performance standards and quality site design standards. The request also meets the Highway 20 Design Manual criteria listed in the section below.

The owner is requesting to construct the parking area in two phases; the first phase will be the Eastern half and the second phase will finish the Western half. Due to the size of this project, I believe it is acceptable and appropriate to approve the phases as any additional parking on the property is an improvement to the current situation. This will allow the owner to budget properly, not overextending and not compromising on quality in order to ensure a proper facility is constructed.

Staff has made multiple site visits and the following comments are included as part of the record to ensure compliance before a building permit is issued: ADA parking spaces required for this facility are 5 additional spaces. Phase one must have 3 accessible spaces and phase two must have an additional two spaces. Also, an accessible route must connect the parking area to the building. These requirements may be presented with the construction plans to the Building Department before a permit is issued. Proposed lighting and landscaping is adequate to provide safe travel by foot and safe circulation of vehicles. The landscaping improvements meets the requirements of the Code with plantings within 10 feet of the parking area to provide a visual

break and screens the parking area. The climax trees included will eventually regenerate the canopy and provide shading for the parking areas.

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; *Proposal meets all site plan review criteria.*

(2) The overall context of the corridor and the goals for new development as described in Chapter III of the Design Manual; *The additional parking will ensure proper site development and better accommodations for visitors.*

(3) The corridor development concepts described in Chapter IV of the Design Manual; *n/a*

(4) The proposed character of the applicable design districts as described in Chapter V of the Design Manual; *Parking is located to the rear of the property and is not directly visible from the highway corridor.*

(5) The proposed pattern of development for the Highway 20 Corridor as described in Chapter VI of the Design Manual; *n/a*

(6) The standards for building orientation, design and materials as described in Chapter VII of the Design Manual; and *n/a*

(7) The standards for site features and elements as described in Chapter VII of the Design Manual. *The parking and circulation standards are met, including proper screening, protection by use of bollards and fencing, and landscaping and lighting features.*

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

Ramada Parking Lot Proposal

Galena Prime Hotels, LLC, commonly known as the Ramada, is requesting permission to allow construction of a new parking lot on the hotel property. The main functions or uses of the hotel property include guest accommodations, a salon / spa and an event center. The current parking facilities offer adequate parking spaces for the accommodations and spa, however, the appropriate number of parking was not included when the event center / reception hall was added.

Approximately 20-30 times per year, the hotel has a need for expanded parking facilities whenever there is an event at our property such as a wedding or conference, etc. Currently, the issue for parking is alleviated by shuttling guests to off-site parking areas located at the Dupaco Credit Union or across the highway at the Holland Heating parking area. Although there is a shuttle available, people sometimes cross the highway or side streets by foot, which is very dangerous and problematic. People also have to walk around the Ryan Mansion property, which is inconvenient.

Our proposal to accommodate the infrequent need for additional parking includes space for 136 stalls located directly to the Northeast of our event / reception hall. The only workable access to the parking area will be taken from our existing access drive on the North which is shared with the Bedford House. We will construct a 12 feet wide access drive along the North side of the hotel that leads back to the parking area.

The site for the parking area will be located in an area presently covered with badly damaged / dead mature trees. We have hired a tree expert to help determine whether the trees are viable and contributing to the required natural resource protection standards of the City. It was determined that there were not enough healthy trees to qualify as an area requiring protection. So, we will remove the trees in the area to facilitate parking, but will also install landscaping to include new trees and shrubs that satisfy the landscaping and screening requirements of the City. We will also construct a 6 feet tall screening fence along the access drive to protect the Bedford House and create a buffer from the vehicles. Additionally, bollards and lighting will be installed to protect utility features and the building.

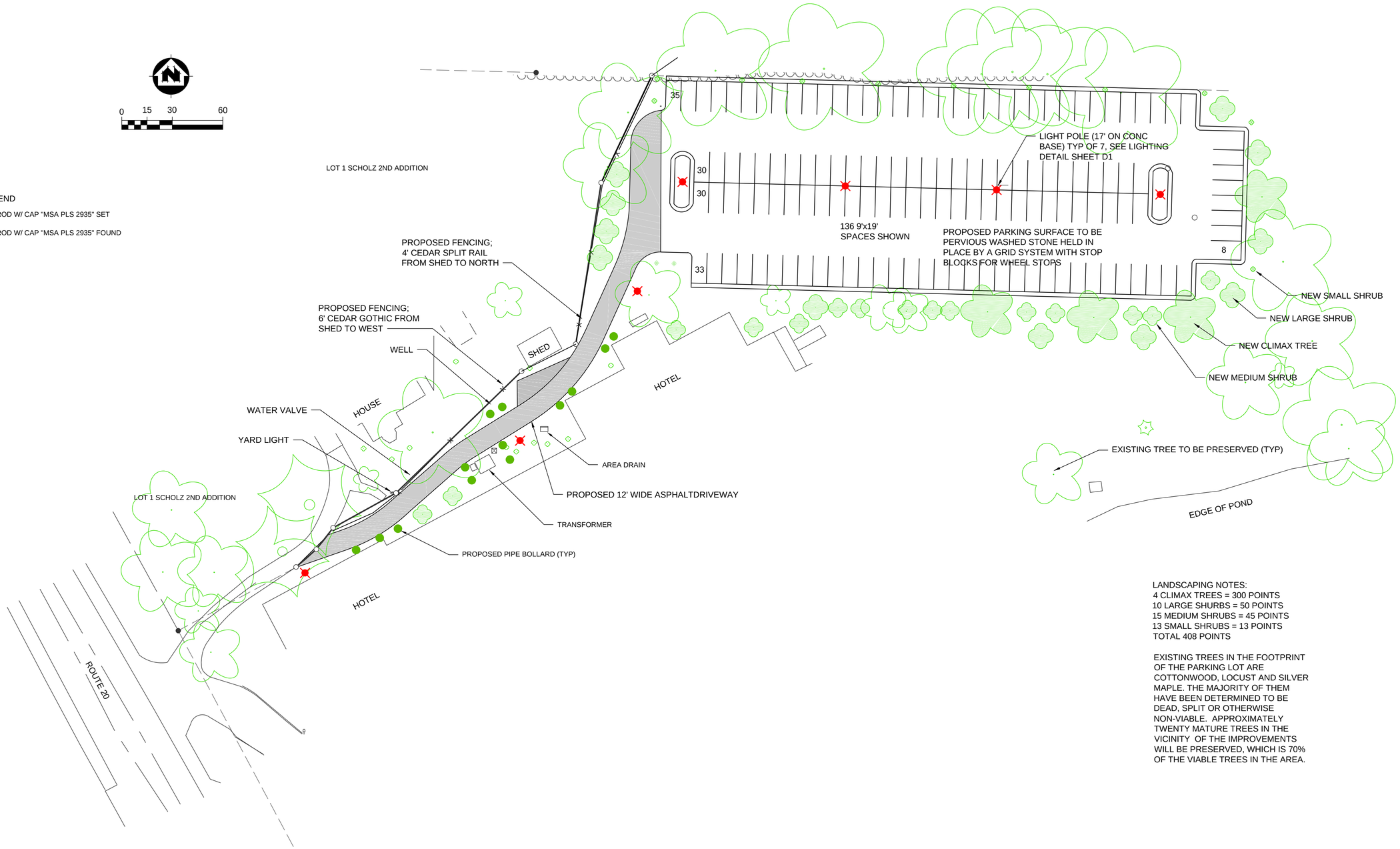
We also propose to use a pervious paving system for the surface materials of the parking stalls which will allow storm water to infiltrate the ground rather than run-off. The base will be cored-out and structural fill will be placed that creates space for water infiltration. The surface material is made of low density plastic that was designed for parking areas and looks like a honeycomb. The voids in the honeycomb are then filled with either clean, finish gravel or with turf and seeded to create a more natural appearance. We are currently proposing primarily a gravel finish, but may incorporate the grass option in parts of the parking area. The pervious paving will offset the need to adjust the existing retention pond on the property to meet capacity.

Finally, we request permission to construct the project in two phases. The Eastern half of the parking area will be constructed first and will have approximately 75 spaces. The second phase will be constructed later for budgeting purposes. Typically, our overflow parking requires about 60-70 vehicles, so we believe the first phase will at least remove the need to park across the highway and at Dupaco.

We believe the proposal meets the site plan review criteria and the Highway 20 Design Manual requirements.

RAMADA DRIVEWAY / PARKING STUDY

PAVING, LANDSCAPING, LIGHTING PLAN



LANDSCAPING NOTES:
4 CLIMAX TREES = 300 POINTS
10 LARGE SHURBS = 50 POINTS
15 MEDIUM SHRUBS = 45 POINTS
13 SMALL SHRUBS = 13 POINTS
TOTAL 408 POINTS

EXISTING TREES IN THE FOOTPRINT OF THE PARKING LOT ARE COTTONWOOD, LOCUST AND SILVER MAPLE. THE MAJORITY OF THEM HAVE BEEN DETERMINED TO BE DEAD, SPLIT OR OTHERWISE NON-VIABLE. APPROXIMATELY TWENTY MATURE TREES IN THE VICINITY OF THE IMPROVEMENTS WILL BE PRESERVED, WHICH IS 70% OF THE VIABLE TREES IN THE AREA.

IL PROFESSIONAL DESIGN FIRM NO. 184-000945

PROJECT NO.:	17661000	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	4-8-2016	DRAWN BY: SJS	.	.	.	.
F.B. :	.	CHECKED BY:	.	.	.	.
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PLOT DATE: 4/8/16, P:\17600s\17660s\17661\17661001\CADD\C3D\17661000 Basemap 2.dwg

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DRIVEWAY / PARKING STUDY
RAMADA INN
GALENA, IL

RAMADA INN, GALENA, IL

FILE NO. 17661000

SHEET 1 OF 1

RAMADA DRIVEWAY STUDY

PROJECT NO.: 17661000	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE: 2-17-2016	DRAWN BY: INIT	.	.	.	.
F.B. : .	CHECKED BY:	.	.	.	.
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PLOT DATE: 2/22/16, P:\17600s\17660s\17661\17661000\CADD\C3D\17661000 Basemap.dwg

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DRIVEWAY / PARKING STUDY
RAMADA INN
GALENA, IL

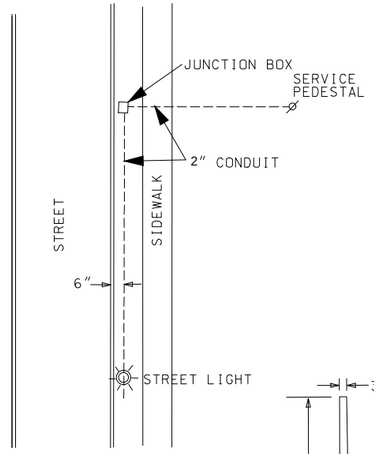
RAMADA INN, GALENA, IL

FILE NO. 17661000

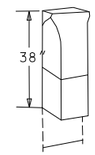
SHEET 1 OF 1

NOTES:

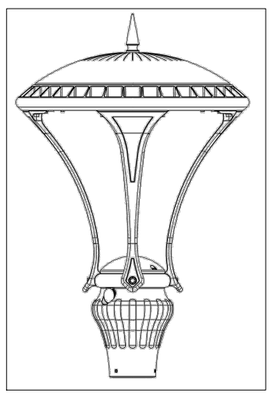
1. FIXTURE SHALL BE UX1 LEDGINE OR APPROVED EQUAL.
2. ALL BELOW GRADE INSTALLATIONS SHALL BE INSPECTED BEFORE BACKFILLING.
3. CONDUIT SHALL BE SDR 13.5 PVC.
4. THE TREADED PORTION OF THE ANCHOR BOLTS ARE TO BE GALVANIZED.
5. PLACE TWO OF THE THREE ANCHOR BOLTS ON THE CURB SIDE OF THE BASE.
6. ALL WIRING SHALL BE IN CONDUIT AND SHALL BE LOCATED SIX INCHES BEHIND THE CURB.
7. CONDUIT SHALL HAVE A MINIMUM DIAMETER OF 2".
9. CONDUIT RUNS LONGER THAN 200' REQUIRE THE INSTALLATION OF A PULL BOX.

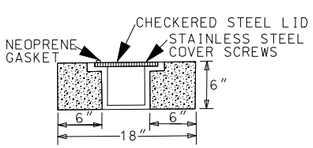


TYPICAL INSTALLATION

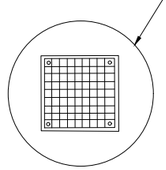


SERVICE PEDEST/

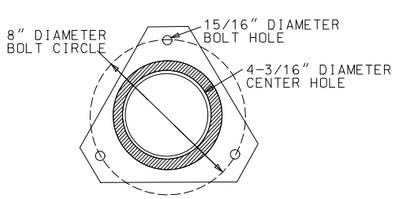


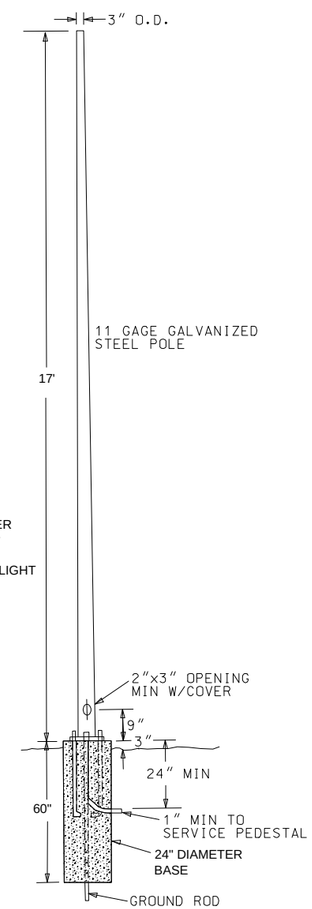


TYPICAL FLUSH MOUNTED JUNCTION BOX INSTALLATION



24" DIAMETER BY 60" DEEP PRE-CAST CONCRETE LIGHT POLE BASE



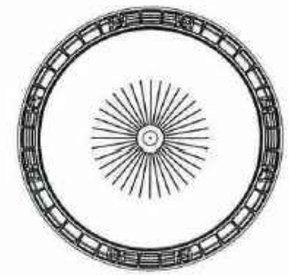


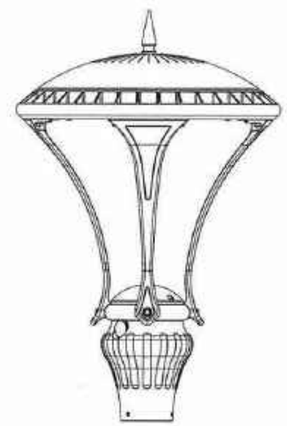
LIGHTING DETAIL

SCALE: NONE

UX1 LEDGINE (UX1) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:





Ordering Guide

Example: UX1 32 G A 1 2 N A 5 E N S N

Product Code	UX1	UX1 LEDGINE	
LED	32	32 LED's	
	48	48 LEDs	
	64	64 LED's	
	80	80 LED's	
Lens	G	Flat Glass	
Finish	A	Black	
	B	White	
	G	Verde	
	H	Bronze	
	I	Gray	
	J	Green	
Fasteners	1	Hex Head	
	2	Allen Head	
Optics	2	Type II	
	3	Type III	
	4	Type IV	
	5	Type V	
Color Temperature	N	4000K	
Voltage	A	120-277 VAC	
	B	347-480 VAC	*4,5
Drive Current	5	530 mA	
	M	Multi Tap (350, 530, 700mA)	*1,2
Photo Control	E	120 VAC Button Eye	
	H	208/240/277 VAC Button Eye	
	N	None	
	R	Twist-lock Receptacle	
Dimming Control	N	None	
	DA	4 Hrs 25% Reduction	
	DB	4 Hrs 50% Reduction	
	DC	4 Hrs 75% Reduction	
	DD	6 Hrs 25% Reduction	
	DE	6 Hrs 50% Reduction	
	DF	6 Hrs 75% Reduction	
	DG	8 Hrs 25% Reduction	
	DH	8 Hrs 50% Reduction	
	DJ	8 Hrs 75% Reduction	
	W	Wireless Controls	*3
Surge Suppression	S	Standard Built In <3kV	
	A	Additional 10kV/10kA	
House Side Shield	N	None	
	H	House Side Shield	

*1 Only Available in UX132 -ships at 530mA.
*2 No dimming or 347-480V, available with M
*3 Consult Factory for wirless option
*4 Can not have 347-480V with a Dynadimmer Dimming Option (DA-DJ)
*5 Can NOT use 347-480V with 32LED option(A). NO Dimming (DA-DJ) available with 32LED option(A). Must use Multi Tap (M) with 32LED option(A).

Specifications

APPLICATIONS:
The UX1 is the perfect LED solution for decorative street lighting and is the ideal luminaire for both new and retrofit installations. Other application locations include: residential streets, city streets, campuses and parking lots. The performance, energy savings, and uniformity of this luminaire make it an ideal post top LED solution.

CONSTRUCTION:

ISO 9001:2008 Registered

PHILIPS HADCO

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2013 Philips
HW2

PROJECT NO.: 17661001	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE: .	DRAWN BY: NLS				
F.B.: .	CHECKED BY: JRH	.	.	.	.
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PLOT DATE: 4/8/16, P:\17600s\17660s\17661\17661001\CADD\Construction Documents\Exhibits\D1 - LIGHTING DETAIL.dwg

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RAMADA ACCESS AND PARKING STUDY
GALENA PRIME HOTELS LLC
GALENA, IL

LIGHTING DETAIL

FILE NO. 17661001
SHEET D1

MEMO

To: The Zoning Board of Appeals
From: Matt Oldenburg, Zoning Administrator
Date: April 8, 2016

RE: Cal. No. 16PD-01, Applicant: Adam Johnson, 211 Fourth Street, on behalf of Owner: Grace Episcopal Church, 107 S Prospect Street, Galena, IL 61036. Location: Parcel: 22-100-561-00, Lots 7, 9, 11 and South Half of Lot 5, Block 3 of the Original City of Galena, Jo Daviess County, Illinois. Common Address: 107 South Prospect Street, Galena, IL 61036. Request to rezone to Planned Unit Development for a site, with an underlying default district of Low Density Residential, to allow a building addition with associated site improvements.

Project Summary:

The subject property is located at 107 South Prospect Street and is commonly known as Grace Episcopal Church. The property consists of approximately 0.4 acres or 17,900 square feet and is situated near the intersection of Hill and Prospect Streets, nestled in a quarried alcove amongst surrounding mixed uses overlooking the Downtown Commercial area. A narrative is included with locational and district maps from the applicant to describe the scope of the project for your understanding. The district map colors are explained as: orange = LDR zoning and blue = DC zoning.

The applicants are requesting rezoning of the property from Low Density Residential to Planned Unit Development for a site with an underlying default district of Low Density Residential and approval of a Preliminary PUD Plan which includes a three-story, attached addition to the South and associated site improvements. Rezoning to a PUD is the most appropriate process to address some of the deviations related to bulk and intensity standards for the site and district. As per the PUD section of the City Code, the City can allow deviations from the default district standards if certain amenities are provided in the plan by the applicant. Deviations are listed in the Zoning Comments below.

The property sits within an existing transitional area from downtown land uses to the Southeast to residential, guest accommodations and indoor institutional land uses to the North and West. The proposed uses will not change from the existing uses on the site. The church presently utilizes the rectory, located cater-cornered from the church, as their gathering / education / activity area. If approved, they will sell the rectory as single-family dwelling and continue those activities in the new addition. There is not an expected increase in intensity for the area due to this locational change.

Staff Comments:

Engineering: Storm water facilities shall be demonstrated in further detail with construction drawings and may tie into existing storm drains on the site that connect to the City system. Geotechnical study is not required at this point of the process but is recommended that a Geotechnical Engineer be at hand during excavation / quarrying operation. Construction drawings by qualified, licensed professionals shall be submitted for review before building permit is issued. Construction / quarrying methods shall be demonstrated before building permit is issued; any blasting is prohibited.

Fire Prevention: Proposed concept appears to meet fire & life safety requirements. Further detail review will be held with construction documents and approval needed before building permit is issued.

Building: Stamped, professional construction drawings must be submitted for final review with Staff before building permit is issued. ADA compliance is required. Egress walkway is called-out on drawing for the 3rd story fire escape; more detail is needed and can be submitted at time of construction document submittal.

Zoning: Site plan review indicates compliance with adopted plans and policies, such as the Comprehensive Plan and does not conflict with any official map, trail or park plans of the City.

Meets the land use regulations as provided in §154.405 as existing, non-conforming land use.

Natural resource protection standard for steep slopes is met by protecting approximately 84% of the slopes over 30%, by which a minimum of 80% protection is required. No significant tree removal is expected and does not qualify for natural resource protection.

Meets lighting and landscaping standards provided in §154.603-605. Plan indicates placement of landscaping with exception of required screening on Prospect Street side of the parking area. Medium shrubbery will be required for this screening and is accepted by the owner. Parking standards identified in §154.601 will be discussed later in the review.

Performance standards provided in§154.701 through §154.713 are met; the temporary quarrying operation is expected to have some residual vibration, but is necessary to construct the project – beyond that, the permanent state of the development is not expected to violate performance standards listed in this Chapter.

Any signage adjustments can be administratively approved by the Zoning Administrator.

The project appears to be organized harmoniously and efficiently in relation to the topography, the character of the adjoining property (similar to adjacent properties like Turner Hall and the Fire Station), and the size and type of buildings. It is not expected to impede the normal and orderly development of the surrounding property for uses permitted in this Code.

The landscape and natural conditions of the site, outside of the proposed utilized portions of the property, shall be preserved in its natural state and the plan does reflect this. Sufficient screening and buffering are proposed and landscaping meets the required landscaping points. The scale, character and orientation of the proposed structure is compatible with the existing structure on the property and with nearby properties.

The memorial garden to be relocated, is considered an existing non-conforming land use as Outdoor Institutional (private cemetery). It is advised to request that the Church ensure compliance with any State / Federal regulations with cremains (25 known cremains are present at the site) as well as seek approval from the surviving families of the deceased before relocating. Cremains are proposed to be relocated to the other side of the Church in a columbarium.

Deviations from the default district (LDR) standards include:

- Floor Area Ratio: LDR requires 0.25, proposed FAR is 0.438
- Minimum Lot Area: LDR requires 40,000 sq. ft., proposed is 17,900 sq. ft.
- Building setbacks: Per §154.107(D)(4), vertical and horizontal expansion is allowed on a wall for a non-conforming site / structure as long as the existing setback is at least 75% of the default district's standard, which in this case is 30 feet. The existing

setback of the rear of the building is approximately 21 feet, or 70% of the required setback.

- Maximum Building Height: Per 154.206(B), churches are allowed up to 6 stories or 75 feet, provided for every foot over the allowed maximum height for the district, one additional foot must be added to the rear and side setbacks. This would make the rear setback requirement 36 feet; however, if the existing setback is approved as a deviation, then perhaps the proposed height can be deviated as the gable will be less obtrusive if it is set further back into the hill, thus providing more of a view for the properties uphill. It is noteworthy that the existing ridge of the church is the same height of the proposed addition's gable height. Additionally, the definition of height of building is the uppermost habitable floor, or highest point on the front façade, whichever is greater. Arguably, the uppermost habitable floor height is 27 feet and the highest front façade would be precedent by the existing structure, therefore making the structure under the default maximum height for the district (30 ft). I defer to the board for your interpretation. Ultimately, the Council can establish the maximum allowable height for this property if approved as a PUD.
- Expansion of non-conforming use: Non-residential uses in a residential district are allowed expansion up to 10% of the existing, which would be exceeded in the proposed. §154.106(C)(2).
- Parking requirements: Default district standards in §154.601 require 25 ft. throat length and much more off-street parking than the site can allow. Furthermore, expansion regulations in §154.107(D) require site be brought up to compliance. Existing parking is stacked in the small drive area, the proposed parking will create 5 proper stalls that meet regulations in our Code. Additionally, 2 of those stalls will be ADA spaces. Deviation is required, even though there is no practical room on the property for more parking, the parking situation is improved compared to the existing conditions with this proposal.

This can all be approved by the City Council as a deviation from the default district standards with mitigation of items (c) & (e) as noted below in approval criteria under §154.301(A)(5). It is my opinion that the proposed development would exceed the deviation requirements to an amount that justifies this mitigation.

<u>Approval Criteria & Recommendation:</u>

Zoning Map Amendment - In determining whether the proposed zoning map amendment shall be approved, the following factors shall be considered:

1. Whether the existing text or zoning designation was in error at the time of adoption;

2. Whether there has been a change of character in the area or throughout the city due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.;

3. Whether the proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district or whether there may be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new zone may generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances;

4. Whether the proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this code, and other city regulations and guidelines;

5. Whether adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone;

6. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; or

7. Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning.

And;

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

(1) More efficient infrastructure;

(2) Reduced traffic demands;

(3) A greater quality and quantity of public and/or private open space;

(4) Other recreational amenities;

(5) Needed housing types and/or mix;

(6) Innovative designs; and/or

(7) Protection and/or preservation of natural resources.

Preliminary PUD Plan – A preliminary development plan application shall demonstrate conformance with all of the following:

a. The ODP review criteria in division (B) above; *Plan meets the ODP criteria.*

b. The applicable preliminary plat criteria in Chapter 153, Subdivision Regulations; *n/a*

c. The applicable site plan review criteria in § 154.914; *If deviations are approved, plan meets site plan review criteria.*

d. The approved ODP, if applicable; *n/a*

e. An appropriate, specific density/intensity of uses for all areas included in the preliminary plan approval; and *Density / Intensity of proposed may be appropriate for a land use that has existed for over 160 years. Return of rectory to LDR will reduce intensity of use at that property and relocate it to the main site where the same intensity of use is already present when the congregation meets. The bulk of intensity of development at the site can be determined with this process by the Council – deviations from the default district standards can be approved.*

f. For a PUD/TND District, the area of the plan is at least five acres in size or as specified in an applicable approved ODP, or as identified in § 154.301. *n/a*

Deviations from Default District Standards - The Zoning Board of Appeals may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Zoning Board of Appeals to recommend, and the City Council to approve, a deviation from the default district standards, the listed amenities shall be provided in excess of what would otherwise be required by this code. These amenities include:

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

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

(c) Community facilities or provision of public services beyond those required for development within the PUD; *The church presently provides community facilities as well as additional outreach for helping those in need and providing space for AA meetings.*

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

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

Cal. No. 14PD-01

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

Application for Planned Development Narrative April 1, 2016

Grace Episcopal Church, 107 South Prospect Street, Galena, Illinois

Grace Episcopal Church is applying for a planned development to allow the construction of an addition and expand parking facilities. The addition would replace the current rectory on the opposite corner and allow the creation of expanded accessibility to the church, its facilities and functions. The church and rectory have accessibility issues, which presently are keeping some of its congregation from engaging in the full fellowship of the community and preventing others from joining. The congregation feels strongly that accessibility is becoming an existential issue for the continued use of the church and that an addition is the best course to provide a viable facility. The design presented proposes a minimal footprint on the site, set back from the street to provide a level parking area for several vehicles to ease accessibility.

The proposed design is for a three story on grade addition to the existing church to the rear, adjacent to the Sacristy. The rear of the addition would extend just above present grade. The addition would be of appropriate architectural design as determined by the city historic preservation commission. The first floor of the addition would include a large community room. The second floor would contain restrooms, offices, and conference room. The third floor would be a large open classroom. An accessible lift will be installed to allow access to all three floor.

It is in the interest of the City of Galena to approve this application for Planned Development zoning because Grace Episcopal Church is an important community resource and the historic church is an iconic building in Galena. Its continued viability needs to be supported by allowing an addition which will rehabilitate the property into a modern, accessible facility. Also, by returning the current rectory to the residential housing market, that historic property returns to the property tax rolls and is available as housing.

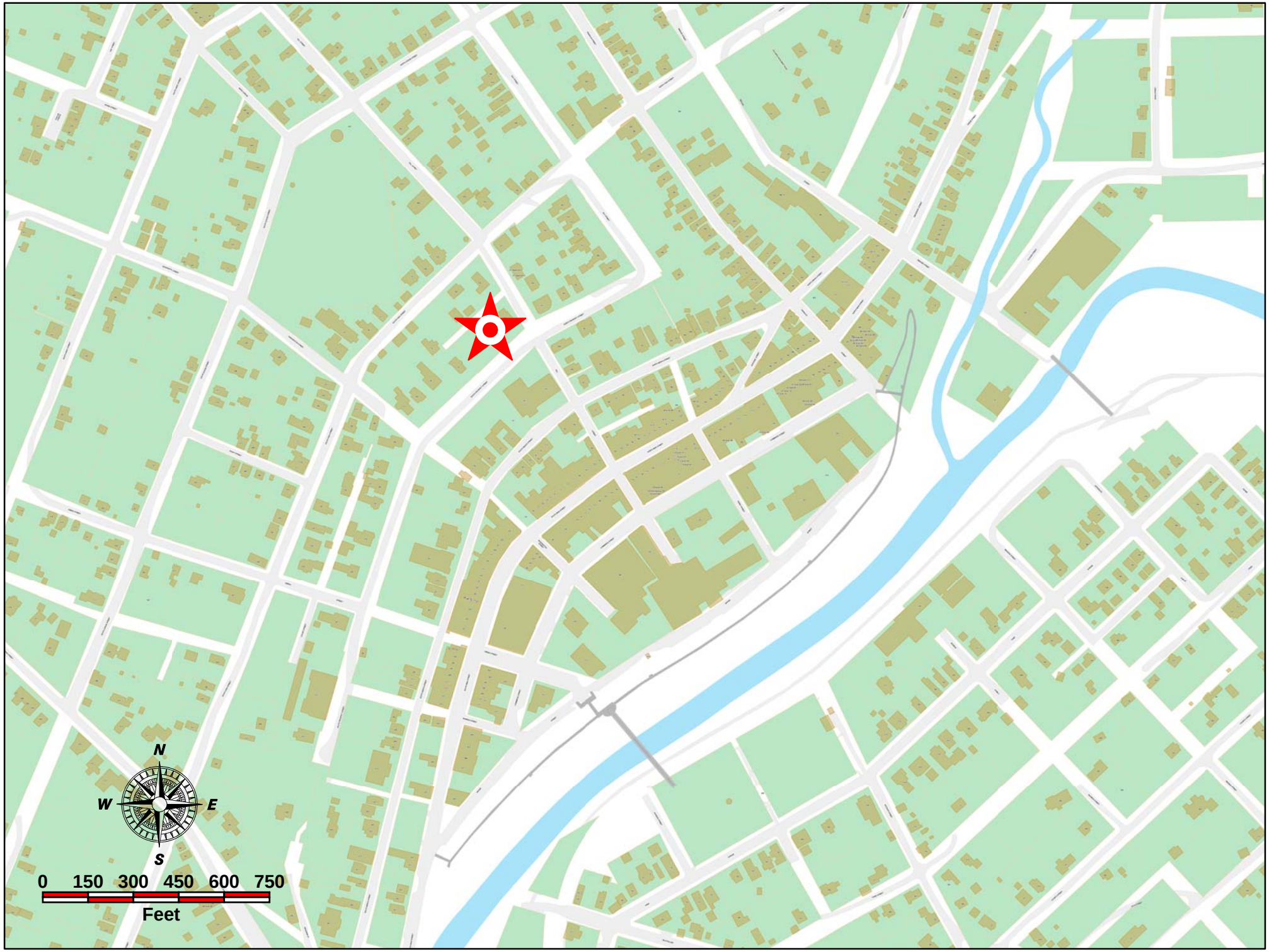
The comprehensive plan provides support for this application. The community profile points out that Galena's population is getting older, which increases the concern about accessibility. This is the situation that the congregation is trying to address by building the addition. To realize the church's mission of inclusively and service to community, they must reach out to the community by providing a facility which addresses the needs of an older population and provides space where all are welcome.

The Planned Development application supports the comprehensive plan goals for the city in many ways. It supports the first goal of economic development by protecting a historic structure, maintaining a business or current use in an existing building (for which a new use would be difficult to find considering any new commercial use would face the same accessibility and parking issues) and providing housing. Its supports the further goals of enhancing housing in the city and providing additional parking. It supports the goal of historic preservation by maintaining and improving a historic property.

The Planned Development application is for a unique single-use project for which increased flexibility is desired to achieve many of the specific benefits for which a Planned Development is created, as stated in the zoning ordinance. Those benefits include creating more efficient infrastructure by concentrating the non-conforming use, reducing on street parking demands, allowing innovative design, and preserving a natural resources, the historic church building.

The Planned Development application is required for this proposal because the proposed addition cannot be developed under conventional zoning because the parking requirements and floor area ratio would not comply with the current zoning district. This development would be adequately buffered and adverse impacts on adjacent properties have been mitigated to the greatest extent possible. And, as stated above, the proposal is consistent with the goals and policies of the Comprehensive Plan.

This application meets all the criteria for zoning review and furthers the goals of the comprehensive plan and so should be approved.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Church
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Rectory
Church
Turner Hall
Fire Station
Church
SOUTH HIGH STREET
SOUTH PROSPECT STREET
NORTH PROSPECT STREET
HILL
STREET
SOUTH BENCH STREET
317 Apartment 2
317 Apartment 1

Legal Description
LOTS 11, 9, 7 AND THE SOUTH 1/2 OF LOT 5
BLOCK 3 OF THE ORIGINAL CITY OF GALENA,
JO DAVIESS COUNTY, ILLINOIS

Lot Size
0.366 acres, 18,268 s.f.
minimum lot area 6,000 s.f.
Existing Zoning: LDR, Low Density Residential
Minimum Landscaping area 40% = 7,307 s.f.,
approx. shown 8,984 s.f. (49.2%)
Building area:

Existing	4,225 s.f.
Addition	1,402 s.f.
total	5,627 s.f.

Floor area ratio, FAR = 0.308
(exceeds 0.25 for LDR)

Parking Requirements
One existing parking space
5 Parking spaces proposed,
2 new ADA spaces shown

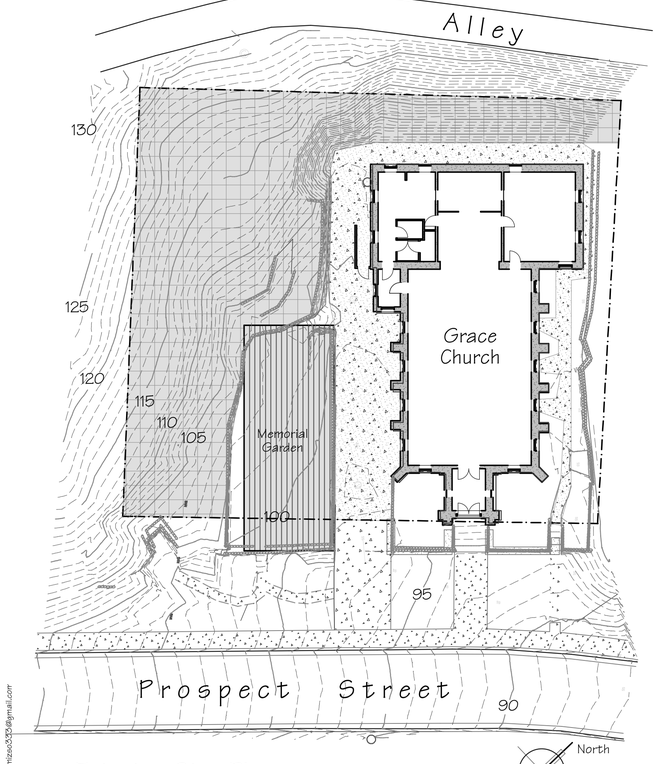
Building Height
Conforms to LDR
Maximum building height = 6 stories / 75'

Landscaping Points
New Paved Area & Building = 2,600 s.f.
2,600 s.f. x 60 pts./10,000 s.f.
= 16 points required
65 new points shown

Steep Slope Conservation
Existing steep slope area = 6,309 s.f.
Minimum Retention required 80% = 5,047 s.f.
approx. shown 5,300 s.f. (84%)

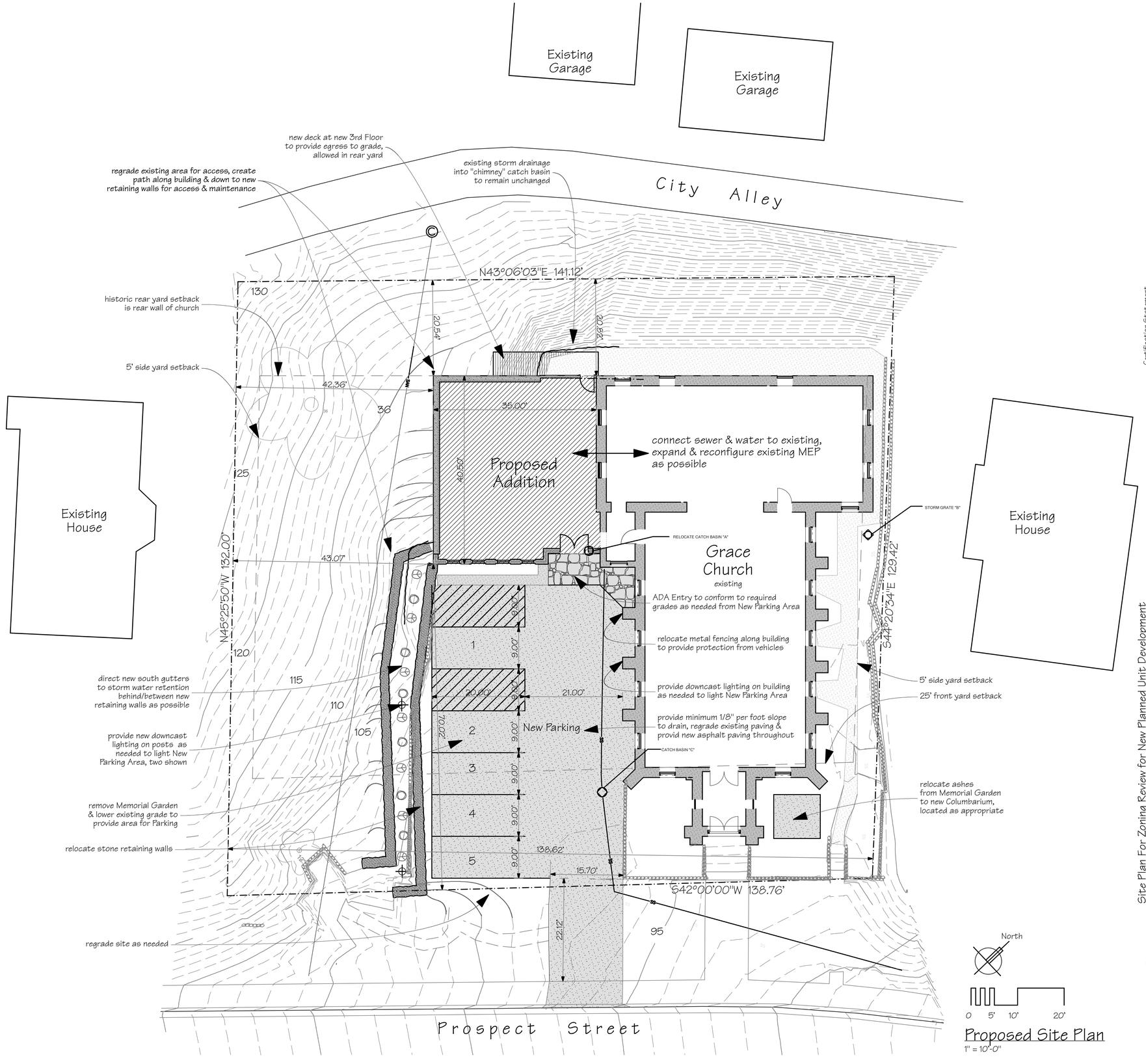
Key to Plantings
tall deciduous shrub, 5 pts.
medium evergreen shrub, 5 pts.

denotes new paved area
denotes Steep Slope Area



Existing Site Plan
1" = 20'-0"

0 5' 10' 20'



Proposed Site Plan
1" = 10'-0"

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Certification Statement
I certify that these plans were prepared by me & to the best of my knowledge comply with the 2012 International Codes
Licensed Architect: Adam C. Johnson
Illinois license number: 001-018986
expiration date: 11/30/2016

Site Plan For Zoning Review for New Planned Unit Development

Grace Episcopal Church

107 Prospect Street, Galena, Illinois 61036

3/18/16 revisions:

sheet 1 of 1

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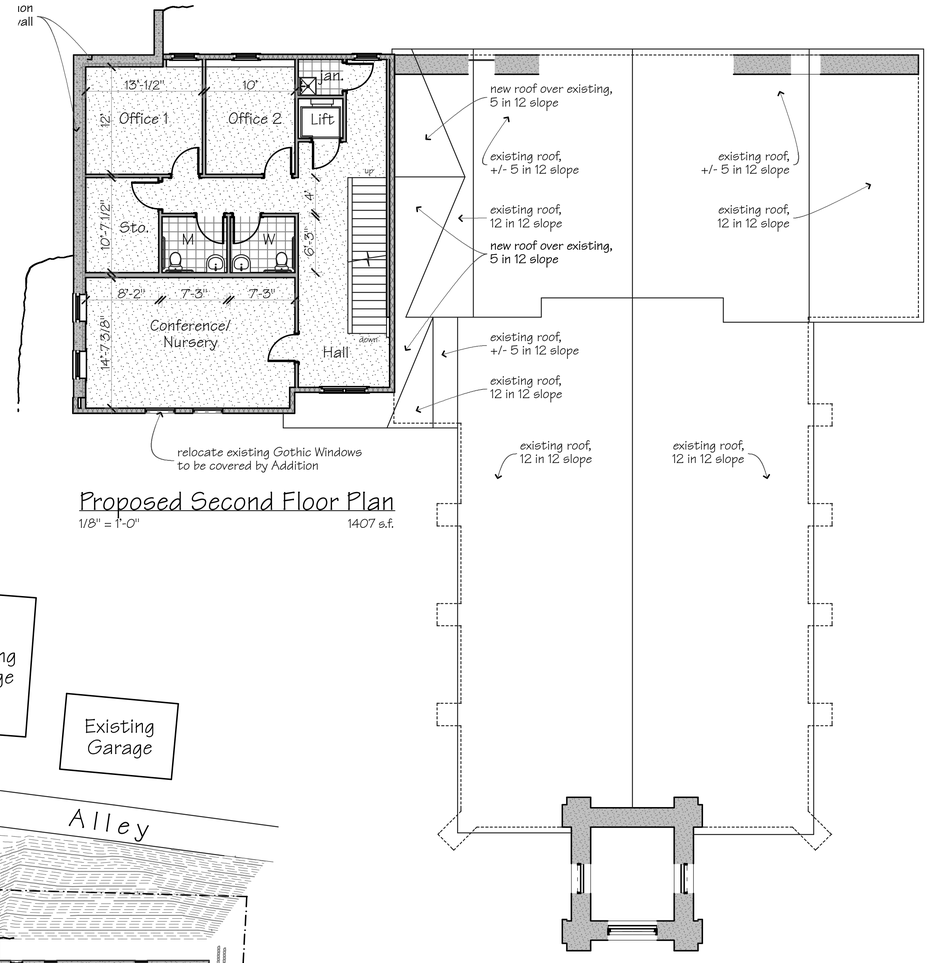
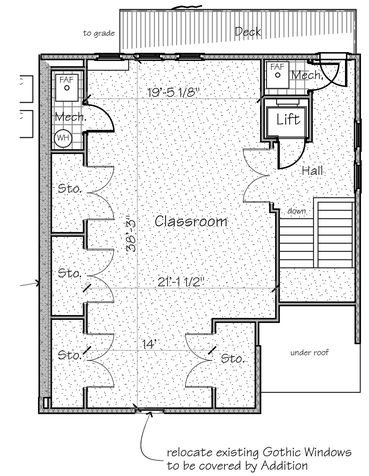


Proposed Second Floor Plan

1/8" = 1'-0" 1407 s.f.



Proposed Third Floor Plan

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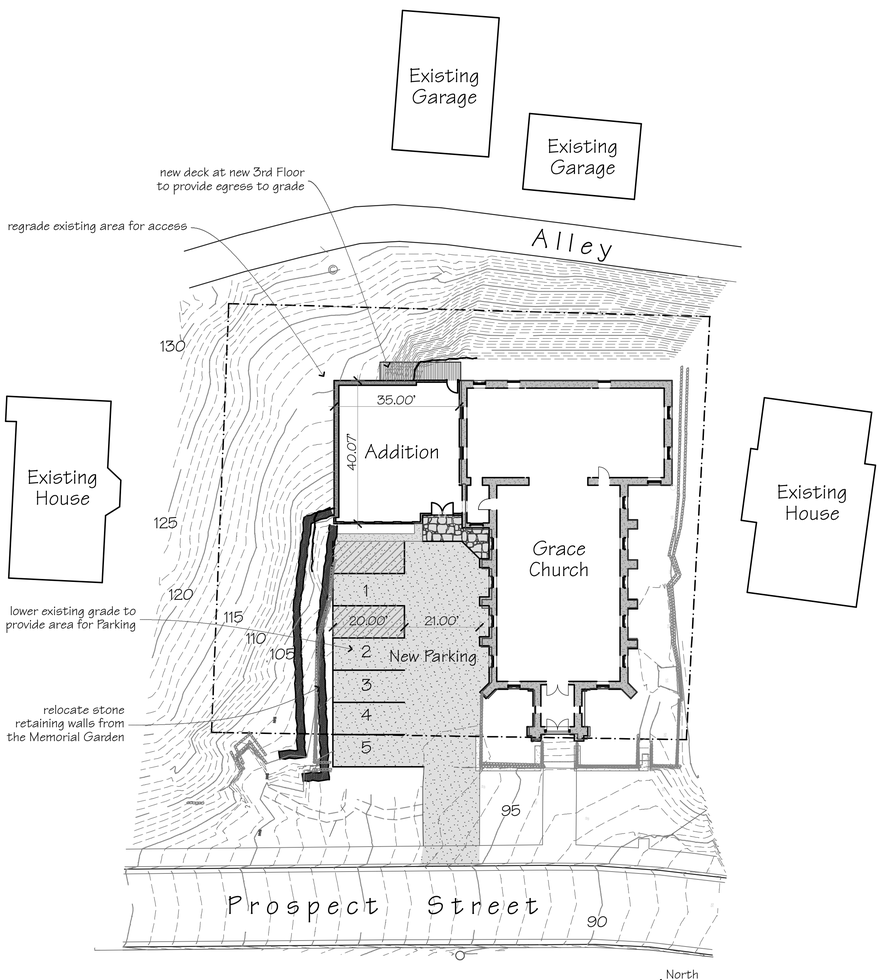
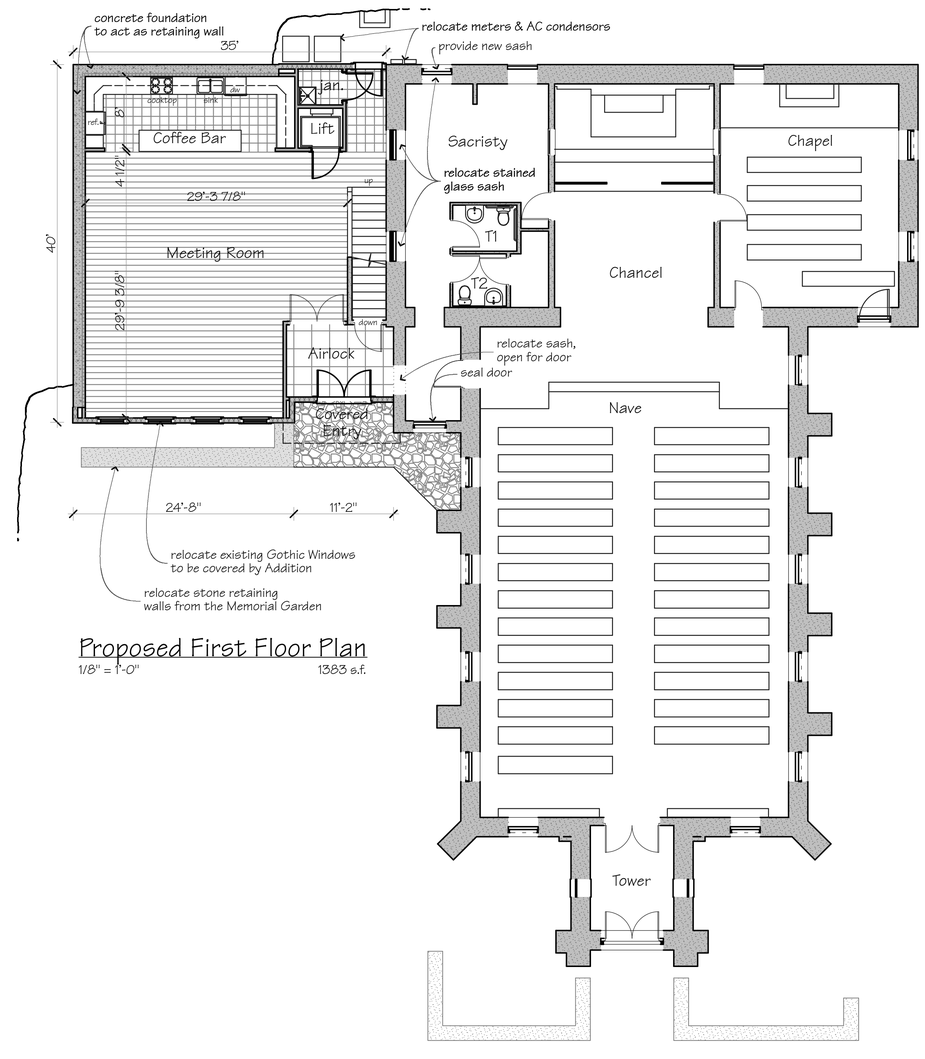


Site Plan

1" = 20'-0"



Proposed First Floor Plan

1/8" = 1'-0" 1383 s.f.

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Addition & Alterations to
Grace Episcopal Church
107 Prospect Street, Galena, Illinois 61036

1/15/16
revisions:
1/28/16

sheet
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of 16

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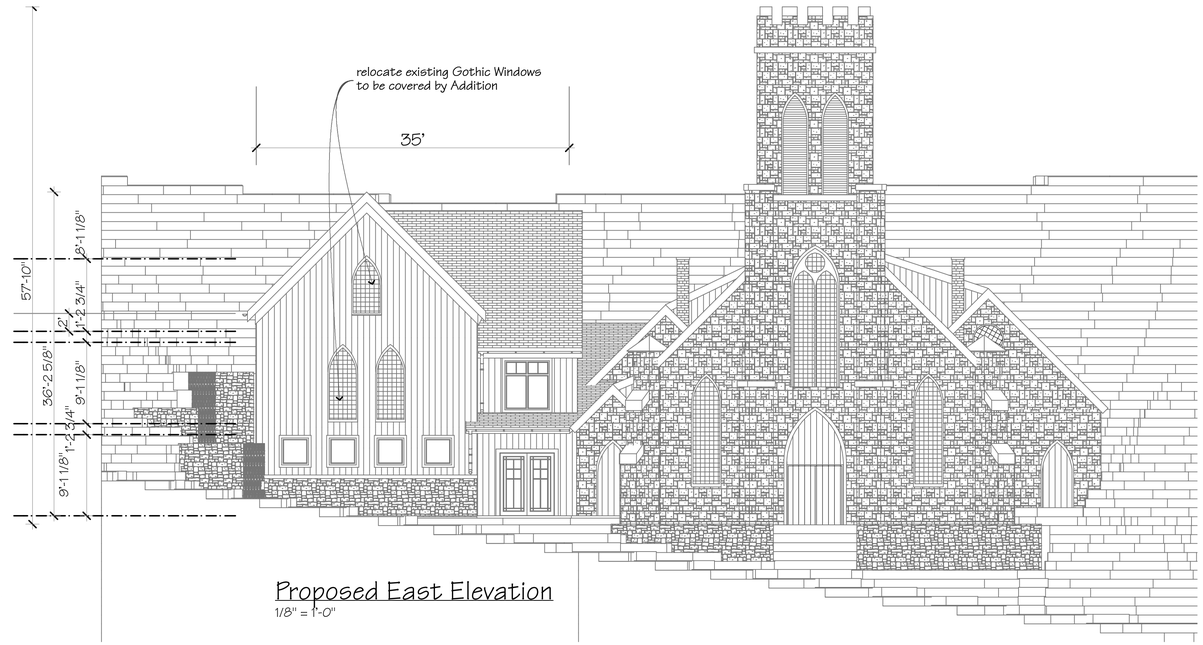
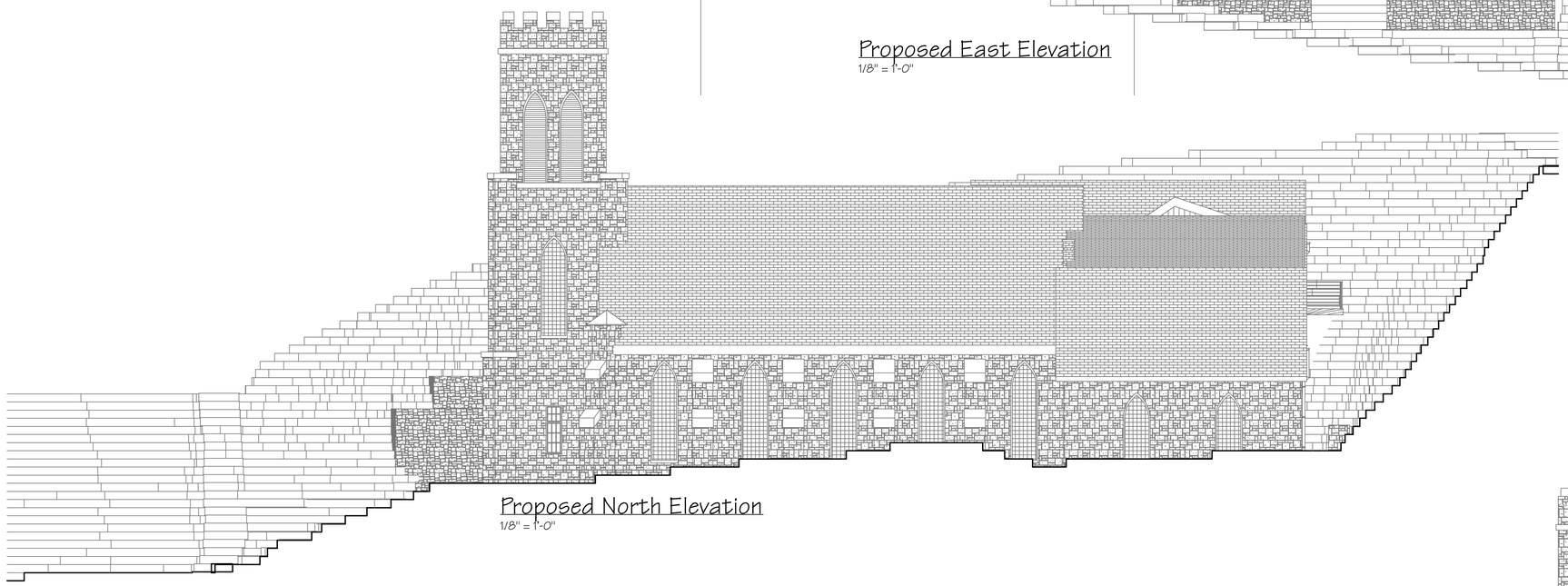
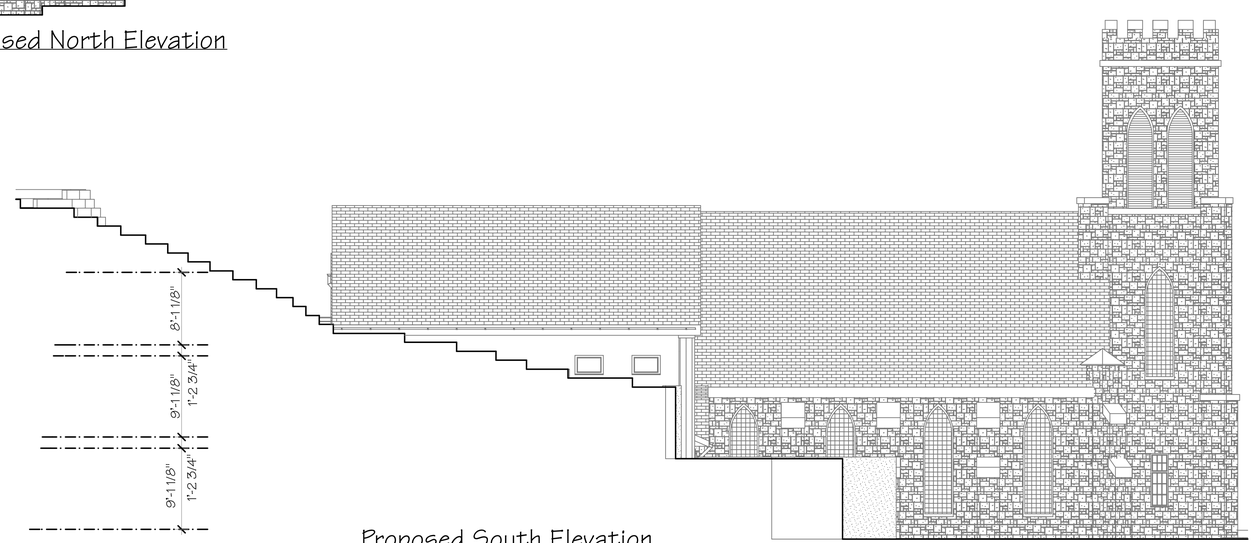


Proposed East Elevation
1/8" = 1'-0"



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

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



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

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Addition & Alterations to
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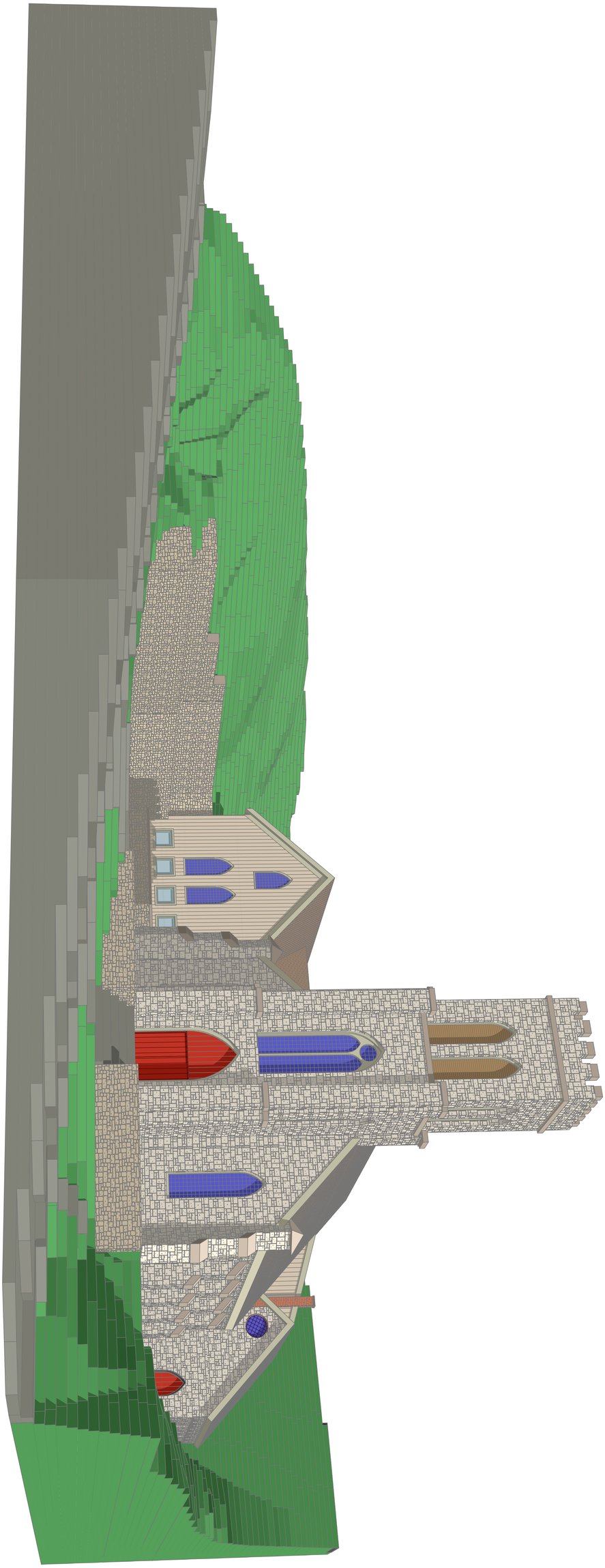

Addition & Alterations to

Grace Episcopal Church

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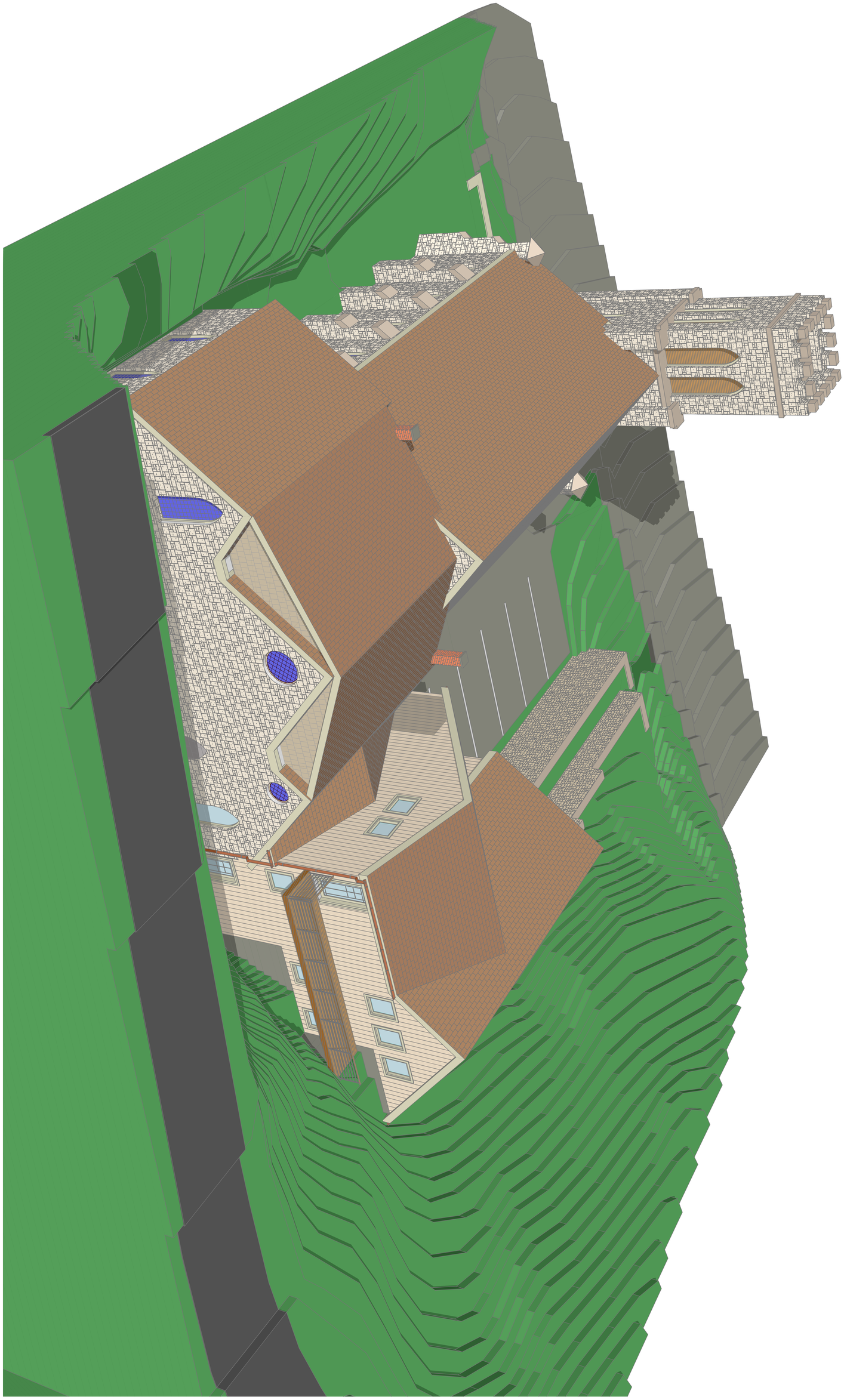

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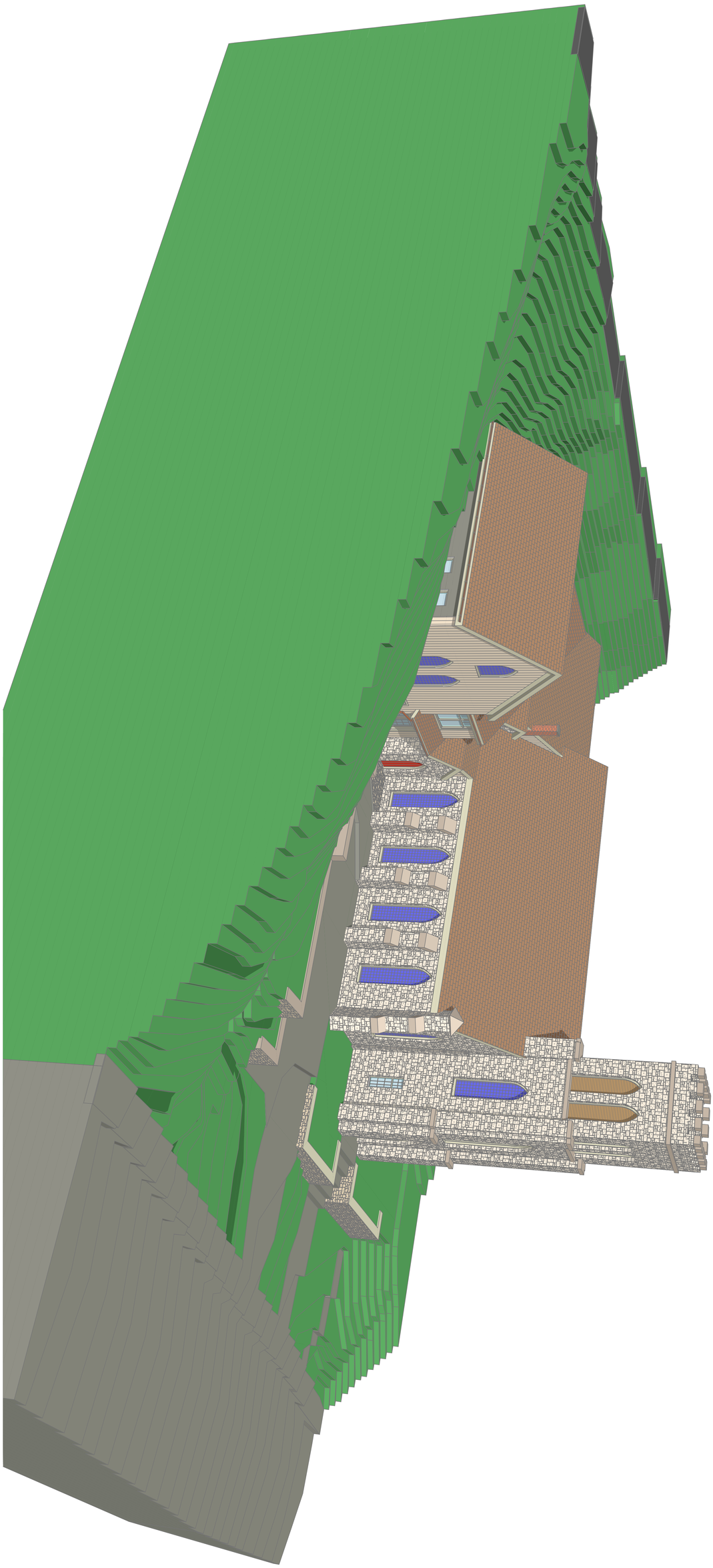

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revisions:
1/28/16

Welcome to Everest Columbarium

We look forward to working with you on your columbarium project and will assist you from concept design to completion.

WHY CEMETERIES AND CHURCHES CHOOSE EVEREST COLUMBARIUM

Everest Columbarium is beautiful, low cost, and maintenance free. These features will save your facility money now and in the future. Everest sells a complete system. Every niche purchased includes; niche module and cap, liner urn with lid, decorative granite faceplate, and tamper-resistant assembly hardware. There are no hidden fees or additional items required.

When space matters, 2-4 times more Everest niches can be installed in the same amount of space as our competition. Everest has the highest niche density on the market. See space chart below.

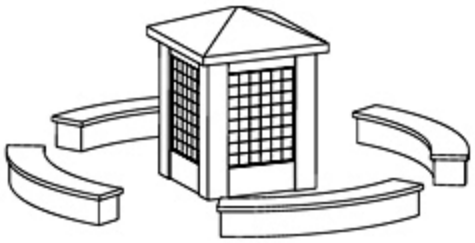
Use chart to calculate how many Everest niches can be accommodated in a given height and width.

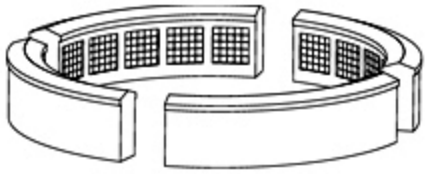
COLUMBARIUM WIDTH

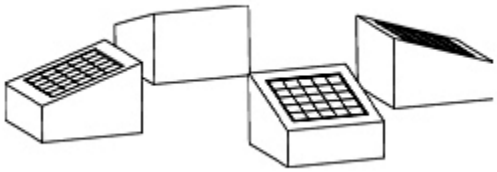
COLUMBARIUM HEIGHT	1'3"	2'6"	3'9"	5'0"	6'3"	7'6"	8'9"	10'0"
1'3"	4	8	12	16	20	24	28	32
2'6"	8	16	24	32	40	48	56	64
3'9"	12	24	36	48	60	72	84	96
5'0"	16	32	48	64	80	96	112	128
6'3"	20	40	60	80	100	120	140	160
7'6"	24	48	72	96	120	144	168	192
8'9"	28	56	84	112	140	168	196	224

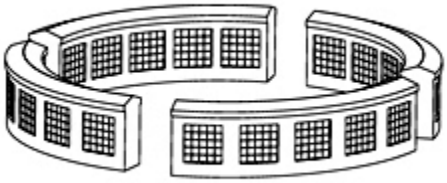
A single Everest niche weighs approximately 16 pounds with cremains interred, requiring a smaller foundation than a concrete or stainless steel columbarium. Everest Columbarium was designed to be installed using facility personnel or a local contractor. No heavy equipment is required for off-loading, assembly, or installation.

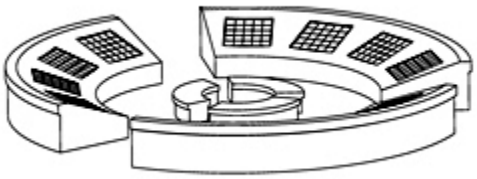
Our modular interlocking niche can be designed to fit into ANY space or configuration. Pre-existing interior or exterior wall applications, free standing consoles, and memorial garden designs are all possibilities with the Everest Columbarium. Create your own or we have adaptable site plans available. See examples below.

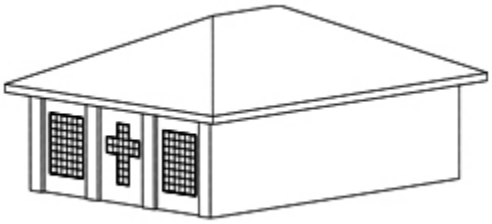






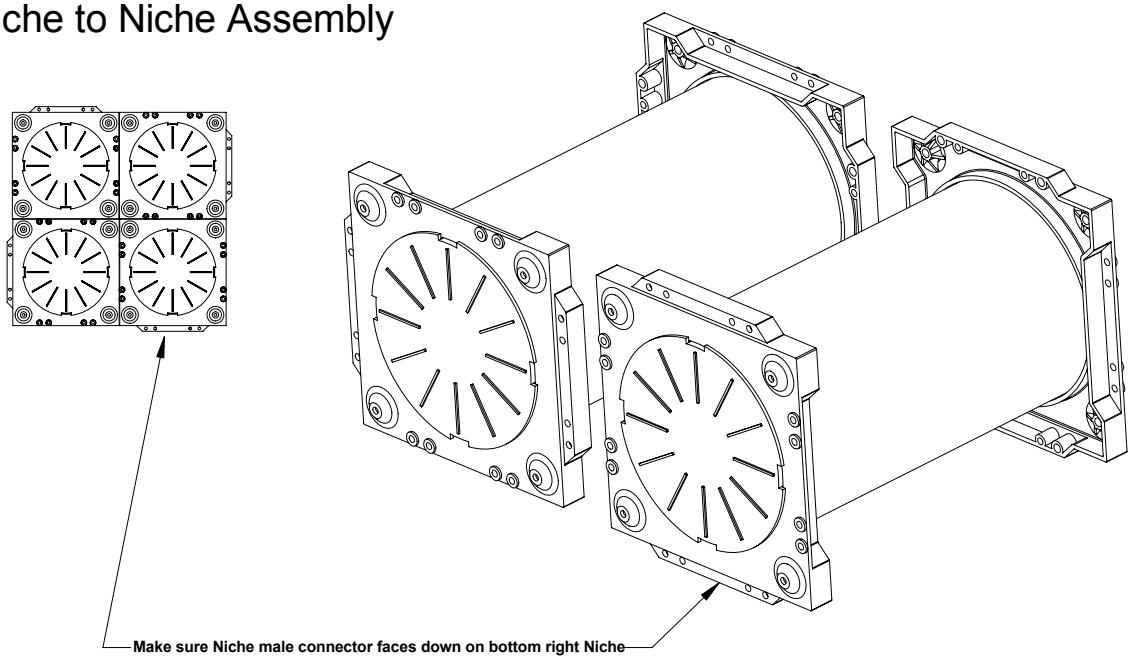






Everest niches are manufactured from an engineered resin of the highest structural integrity with no corrosion. Once installed, the columbarium is virtually maintenance-free. We are happy to provide a list of clients upon request. Many of our customers have expanded their columbarium because their initial project has been so successful.

Niche to Niche Assembly



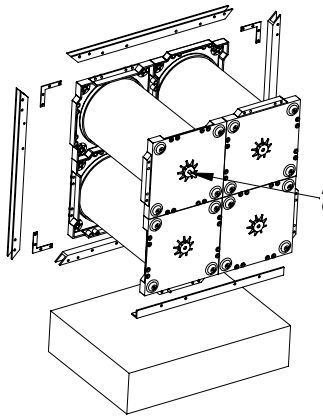
Niche to Niche Assembly Instructions

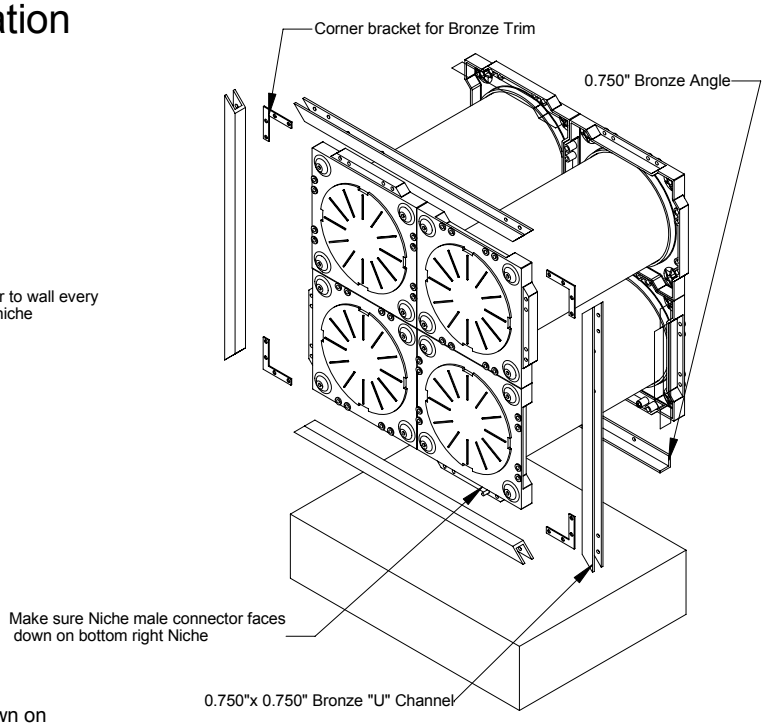
1. Make sure that male connector is facing down on first bottom right piece.
2. Attach Niches into rows via the S.S. 10x24x .750 screws- front & rear.
3. Stack rows and attach via screws- front & rear (KEEP SCREWS LOOSE)
4 When desired configuration is completely assembled, attach bronze trim
5.Tighten all niche to niche screws after bronze channel is attached

Everest Columbarium
P.O. BOX 778 Lewisville, North Carolina 27023 Tel. 336-945-0221

Bronze Trim & Installation

(2x2 generic configuration shown)





Bronze Trim Assembly Instructions

1. Make sure that male connector is facing down on first bottom right piece.
2. Attach Niches into rows via screws- front & rear.(KEEP SCREWS LOOSE!!)
3. Stack rows and attach via screws- front & rear. (KEEP SCREWS LOOSE!!)
4. When desired configuration is completely assembled, attach bronze channels and angle using the S.S. 10x24x 1" screws
5. After bronze trim is attached, use corner brackets to support each corner.
6. Tighten all niche to niche screws after bronze channel is attached.
7. Configuration can now be installed
8. Attach face plates after installation

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