

AGENDA
ZONING BOARD OF APPEALS

June 8, 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, April 13, 2016 and May 11, 2016 ZBA Meeting Minutes

OLD BUSINESS

4. Cal. No. 16S-02, Applicant: Adam Johnson – 211 Fourth Street, Galena, IL 61036 and Owner: Daniel Balocca, 125 South Prospect Street, Galena, IL 61036. Location: Parcel: 22-100-565-00, Lots Fifteen (15) and Sixteen (16) in Block Number Three (3) in the City of Galena on the West side of the Galena River in the County of Jo Daviess in the State of Illinois. Common address is 125 South Prospect Street, Galena, IL. Request for Special Use Permit to allow an eighth, room for the Small Inn. The property currently operates with a Special Use Permit as a seven-room Small Inn.

NEW BUSINESS

5. Cal. No. 16HCO-02, Applicant: Adam Johnson – 211 Fourth Street, Galena, IL 61036 and Owner: Tim Leibold, 9836 US Hwy 20 W, Galena, IL 61036. Location: Parcel: 06-500-008-06, a tract of land located in the Southwest Quarter of Section 21 and a tract of land on the Southeast side of Section 20, Township 28 North, Range 1 East of the Fourth Principal Meridian, East Galena Township, Jo Daviess County, Illinois. Common address is 9836 US Hwy 20 W, Galena, IL 61036. Request for Non-administrative Highway 20 Development Permit to allow an addition to the existing structure and associated site improvements. *****A PUBLIC HEARING WILL BE HELD FOR THIS ITEM*****
6. Cal. No. 16S-03, Applicant: Adam Johnson – 211 Fourth Street, Galena, IL 61036 and Owner: Charles Fach, 418 Spring Street, Galena, IL 61036. Location: Parcels: 22-100-687-10 & 22-100-687-00, Lots 3,4 & 5 in Block 12 of the Original City of Galena, Jo Daviess County, Illinois. Common Address is 412 & 414 Spring Street, Galena, IL 61036. Request for Special Use Permit to allow a 6-room Small Inn. The property at 414 Spring Street currently has a permit for a 4-room Bed & Breakfast. *****A PUBLIC HEARING WILL BE HELD FOR THIS ITEM*****
7. Cal. No. 16PD-02, Applicant: Adam Johnson, 211 Fourth Street, Galena, IL 61036 and 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. *****A PUBLIC HEARING WILL BE HELD FOR THIS ITEM*****

COUNTY ZONING

8. None

WORKSESSION & OTHER

9. None

PUBLIC COMMENTS

10. Public Comments

11. 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 June 3, 2016

By Matt Oldenburg

**MINUTES
ZONING BOARD OF APPEALS
JANUARY 13, 2016**

CALL TO ORDER:

Acting Chairperson Nybo called the regular meeting of the Zoning Board of Appeals to order at 6:34 PM on Wednesday, January 13, 2016 at City Hall, 101 Green Street, Galena, IL.

Nybo asked for a moment of silence to recognize and honor Zoning Board member Dan O'Keefe who died suddenly January 6.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

Baranski	Present
Bochniak	Present
Cook	Present
Holman	Absent (arrived at 6:50)
Nybo	Present
Rosenthal	Absent

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 December 9, 2015 meeting.

Motion to approve the minutes carried on voice vote.

OLD BUSINESS

None.

NEW BUSINESS

Nybo said the Board would hear the concept plan first as Board Member Holman was on his way.

Concept Plan Review, Applicant: MSA Professional Services, Inc. for Owner: 997 Galena LLC, 2439 Kruser Rd., Hamilton, NJ 08690. Parcel: 22-200-079-04, Lot 4 of the Galena Square Subdivision, Galena, IL 61036. Request for concept plan review to provide non-binding feedback on proposed development at the outlot for Galena Square. Proposal includes a single-story, 2-3 tenant building to be located in the South parking lot area of the Galena Square Shopping Center.

Steve Schmidt, MSA, 210 S Dodge Street Galena said the property was recently purchased by 997 Galena LLC. They are marketing the vacant property and looking for opportunities to maximize their investment. This would be a build to suit when a tenant is found. The owner is looking to see if the concept they are presenting would be agreeable to the City. There is the potential to add another unit at the end of the building next to Los Aztecas – addition would look identical to what is already there. This addition would not have a big impact on the current structure. The proposed structure in the parking lot would be a free standing building possibly with a drive thru. It would be built as close as possible to Galena Square Drive. The building that is actually constructed will depend on the tenant. The area is currently impervious surface so the addition of any green space would be an improvement. The detention pond should not be an issue as it was constructed for the entire build out. Parking for the new businesses would not be an issue as there is already adequate parking for both new locations although two additional handicapped parking spots would be designated. What they are looking for now is general feedback from the Board.

Baranski asked if they had thought about locating the building so when you drive in on Galena Square Drive you would look at the front of the building not the back.

Schmidt said you could make the back look like the front to be more appealing. There are main sewage lines running through the parking lot and it would be great if they could avoid those. They also thought they would keep this new business near the current ones. This was the first choice or idea. It's not for certain what will actually be proposed.

Bochniak said it seemed coming down the main entry drive and then making a right turn and then a sharp right turn to continue curving right around to the drive thru could be tricky.

Schmidt said they could look to relocate the building to avoid issues such as this.

Nybo said the Highway 20 Corridor Design regulations would have to be followed.

Schmidt agreed. Oldenburg has already discussed these with Schmidt.

Oldenburg explained the land use for a drive thru. This is a PUD and Planned Commercial zoning district which doesn't typically allow a drive thru. When the development was approved in 1990 it was zoned Unrestricted Commercial so that is why we would allow a drive thru.

Nybo asked about covenants and restrictions.

Oldenburg said the City does not get involved in those

In general the Board said they had no objections.

Nybo asked that the record reflect that Board member Holman was now in attendance.

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.

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

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

Motion carried on voice vote.

Jack Coulter, 201 S Main Street, Galena, IL said he would like the Zoning Board to look at his request to expand his current outdoor dining into the paver area of Washington Park. The design would develop, enhance, improve and maintain this area. The changes would be costly, but would improve the area that was redeveloped in 1987. He has been in business in Galena since the mid 1980's with the restaurant above Galena Cellars, Vinny's, Bubba's and One Eleven. The outdoor dining has been a great addition for Gobbie's and Campache's. The proposal would enhance, develop and improve the Washington Street area. This would be a beautiful area to dine and would benefit the City with added employment and taxes. The city would be relieved of all expenses to maintain or improve this area and the visual corridor would be maintained from Main Street to Bench Street. Coulter appreciates the Board hearing his request.

Baranski questioned the operational aspects. Foot traffic would be going up and down the public pedestrian sidewalk and steps all the while servers and staff are traveling the same space. Seems like trouble. He is wondering if there has been any consideration for separating the two streams of traffic.

Coulter said on any busy weekend he can serve 700-1000 people at Vinny's. This does cause some congestion as inside the stairwells are only three feet wide. People are very patient and understanding. Outside at the bottom of the stairs at Main Street the area is about 7 ½ feet wide. It gradually narrows as you travel up but it is still 3 ½ to 4 feet as you get to the garden area. Coulter doesn't believe this is an issue. The proposed dining area is spread out over several levels which helps the traffic. While the restaurant and outdoor area would have a large number of available tables and chairs it does not mean that they would always be 100% occupied.

Baranski said the link from Bench Street to Main Street is vital.

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

Gavin Doyle, 248 Council Fire Circle, Galena said he has known Coulter for 19 years and is proud to support this request. He and Jack have been personal friends since they emigrated from Ireland to Galena. He is an excellent businessman who is always very professional and successful. The architects have drawn up a good plan that will directly impact and enhance the Washington Park area for both locals and tourists.

James Wirth 121 S High Street, Galena, said he was unsure if he was in favor of the project but he did have a question. He was concerned about the grade of the dining area. The grade is very steep – how in the world will dining be an option.

Marty Johnson 28 Vista Ridge, Galena said the current steep slope or grade here will be changed. They will reuse the existing pavers to construct dining terraces. These will go up the hill but not past the stone wall. There would be some improvement with the storm water runoff as it would slow as it traveled down the grade.

Baranski said originally the roadway did not exist until the area was redeveloped from 1984-1987. The grade simply slumped into Washington Street. There were plans to terrace this area but the City Council decided to stop with the pavers.

Nybo asked all those opposed to the request to come forward and testify.

Elizabeth Boggess 116 S Bench Street, Galena said the current function of these steps and the paver area should not be lost. In the 1800's this street existed. This is a wonderful backdrop for

photos and families enjoying the look and feel of Galena's past. If this is allowed to be terraced what is stopping anyone from doing the same on Perry Street. This will set a precedent. The area is not contiguous – the public sidewalk is between the business and the pavers. This is a busy sidewalk as it is but now everyone will be using the sidewalk including wait staff. In the summer you can sit in Washington Park and listen to the musicians. The whole atmosphere will change once dining is allowed. We should commit to saving Washington Park.

Adam Johnson 211 Fourth Street, Galena said this property is not a public threat. Relief does not need to be provided so a business can expand. He agrees that foot traffic will be a concern. Every 30 seconds or so there will be service people making a trip up or down the steps. It may well be a public access but it certainly will not look as though the public can access Bench or Main Street via the sidewalk and steps. He thought the redevelopment of the area was to be a homage to the brick streets as almost every other one had been torn out. The Comprehensive Plan shows a pocket park here. The street and the park and the public access work together. It was done well and we should appreciate it. Once it is changed it will never go back. The view from Main Street will look different.

Baranski asked Johnson if he would think differently if the pedestrian traffic issue could be resolved.

Johnson said this is public space and public access and you need to have the openness of the whole space.

Dan Harms 308 Elk Street, Galena applauded the efforts of the business owner to expand and develop an attractive plan. It did pass through Historic Preservation, but this is Zoning which means land use. The street scope will change – the historic view will change. There will be a pedestrian problem as you will have tables, chairs, umbrellas, heaters and the like. The profile and the entire view will change. Visitors to town will not see this as an access point and by vacating the street you could potentially have issues with infrastructure access. The design does have the potential to have a pervious surface which could help storm water retention and management.

Kathy Leonard 102 N Bench Street, Galena said she agrees with much that has been said. She said the applicant mentioned that others have outside dining but no others have a public sidewalk thru their dining area. The view from Main Street up to the Methodist Church will be lost amongst the tables and chairs. We would be losing a piece of our historic past. Don't keep picking away at what we have left.

Carole Sullivan 7211 W Buckhill, Galena is concerned about the practicalities and safety of mixing the pedestrian traffic and restaurant staff. The stairs and sidewalk have to be navigated to provide service. Getting to the lowest terrace level while dealing with large trays, tourists, locals, children

and pets would be very challenging especially when most would not be anticipating restaurant staff to be on the sidewalk or stairs.

Baranski asked Sullivan if she would feel differently about the request if the pedestrian traffic was no longer an issue.

Sullivan said it would be much safer but she is still concerned with the view. If the pedestrian traffic was somehow separated the public may feel they have more of a right to travel this route. Overall she is not enthusiastic about the request.

Lenny Hosey 117 S Bench Street, Galena said Vinny's is a landmark but he has the same concerns others have spoken about. There are only a few places that you can access Main Street from Bench or vice versa. Washington Street is the only access point without stairs. He wonders if the request is granted would stairs be installed here too. The restaurant traffic will be difficult to deal with. It seems that there would be more surface area to maintain. It would be year round upkeep with only a few months of dining.

Baranski said the application states the City would vacate the sidewalk /street which would mean the property would become the applicants to maintain year round.

Emily Painter 602 Monroe Street, Galena agrees with many that have spoken. She very much wants to keep the sidewalk access. This would be difficult with trays of food and drinks. What are the issues with alcohol outside?

Nybo asked the applicant if he wished to rebut any of the testimony.

Coulter said he wants to enhance what is already there. With all the electronic devices there are less trips made to service a table. Liquor being served would be covered with the license for Vinny's. He has always been thoughtful and has kept the look of Galena. He wants to keep thinking ahead and looking to see what is good for Galena. The furnishings would be tasteful and there would be no large brand labeling on things such as the umbrellas.

Marty Johnson said he has been working with the City on the easement details. He thought that if the City granted the street vacation the property would become his and he would lease the sidewalk back to the City. The walkway could potentially be moved so the dining was contiguous. They have wondered how that would feel as a pedestrian corridor.

Nybo asked if anyone wished to comment.

Richard Hess, 116 S Bench Street, Galena asked if the right of way or easement could be explained.

Nack said he thought the logic would be to have the two properties be contiguous rather than have the two properties separated by a city walkway that the City would potentially retain. Generally, when you are doing annexations the City right of ways are not an impediment to contiguity. If there were any safety issues on public property that were created by food or alcohol the restaurant owner would be responsible. If an easement was granted the public access would come back to the City. There are lots of different options that could be explored by the City if the approval criteria were met for the request.

James Wirth asked what would happen with a street vacation if Coulter sold the property. What legal standing is there? What are the limits? The City has vacated streets before – one on Bench Street. The property is for sale and this area is covered by a parking pad, play area and storage.

Nack said conditions and options could be included by the Council to cover contingencies.

Wirth asked if the applicant could possibly lease the property. Could the terrace barriers be portable so the area could be opened back up during the colder months? This street has historical significance. General Grant lived on South High Street. He would have traveled this when he was going to work at his Father's Leather store or perhaps after attending church services at the Methodist Church on Bench Street. This really should be preserved.

Kathy Leonard said the sidewalk is part of the original street. If they are asking for City property to be vacated the public right of way will be affected.

Richard Hess asked if the sidewalk would go with the street if vacation was approved.

Nack said he could not speak for the City Council but that is one possibility.

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

Motion carried on voice vote.

MOTION: Baranski moved, seconded by Holman to deny the 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 for Cal. No. 16S-01.

Discussion: Baranski agrees that Coulter would do a first class job as would architect Marty Johnson. He does have concerns with the public access – Section 154.914C5i. of the ordinance.

He is struggling with this. Could the issue be mitigated? The possibility of families and kids as well as restaurant staff using the stairway all at once is hard to visualize. The ordinance allows outdoor dining by special use permit in the downtown commercial district as an accessory use. The specific standards state the total area devoted to outdoor dining cannot exceed 15% of the total area devoted to indoor dining area as principle use and should comply with all regulations. The request does exceed 15%. If larger than 15%, the request shall meet all the requirements of the sales and service outdoor display land use. When you look at those regulations it seems that these are less restrictive than those that are under 15%. In the outdoor land use table, outdoor sales and service display, outdoor dining in the downtown commercial district as an accessory use is not allowed. The standard refers to the table, but nowhere does it really read that it is allowed. It seems illogical that it would be less restrictive. The applicant needs to comply with all other City and State regulations. Would a variance have been a better request?

Oldenburg explained the history of the property. Vinny's is allowed by right to have outdoor dining because the use existed before the current ordinance was adopted. The current ordinance would require a Special Use Permit. They are existing conforming land use. In looking at current code they are not an existing non-conforming use so none of the expansion regulation requirements apply. The detailed land use regulation table, Section 403.1 is broken down by principle and accessory uses. Looking at downtown commercial, principle use, outdoor dining as an accessory commercial use is allowed by special use permit. Looking at outdoor sales and service outdoor display as a principal commercial use you find that it is not even allowed in the downtown commercial district. It seemed the request was really for an accessory use to the 8,000 square foot indoor dining space - 1,700 square feet of outdoor dining was being sought. The definition for accessory commercial uses for buildings includes language stating if you are looking for any exceptions to accessory commercial use outside of what is specified then only a special use permit request is necessary. The way the accessory use language definition is written it did not seem a variance was needed and so he advised handling seeking a special use permit.

Baranski said looking at the regulations it seems to make no sense that allowing more than 15% would have less restrictions than requests that are under or at 15%. It seems we have always approved a request within the 15%.

Oldenburg said the Board can always include concerns in the language of the Special User Permit.

The Board discussed the approval criteria:

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 request fails criteria #1 and #5a. Otherwise it conforms to the rest of the requirements.

As Roll Call was:

Bochniak	Yes
Cook	Yes
Holman	Yes
Nybo	Abstain
Baranski	Yes
Rosenthal	Absent

Motion carried.

COUNTY ZONING

None.

WORKSESSION/OTHER

None

PUBLIC COMMENTS

None.

MOTION: Bochniak moved, seconded by Cook to adjourn the meeting at 8:15 pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price
Zoning Board Secretary

DECISION

ZONING BOARD OF APPEALS OF THE CITY OF GALENA

REGARDING

CALENDAR NUMBER: 16S-02

APPLICATION BY: Daniel Balocca, 125 S. Prospect St., Galena, IL 61036.

FOR: A Special Use Permit to allow a Small Inn Accommodations land use, with 8 rooms, in a Low Density Residential District.

FINDINGS OF FACT

PROCEDURES

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on May 11, 2016. The hearing was advertised in an edition of the Galena Gazette that was available to the general public between 15 and 30 days prior to the hearing. Letters were sent out to notify property owners within 250 feet of subject property of the request and public hearing date. They were invited to testify if they so desired. A quorum of the Board was present at the hearing in which the subject application and materials were reviewed and all persons were heard who desired to testify.

NATURE OF APPLICATION

The applicant is requesting a Special Use Permit to operate as an 8-room Small Inn in a Low Density Residential District. This would allow the owner to make use of the available space in the Carriage House basement at the Felt Manor. The property was approved as a seven-room Small Inn in a 2014 request to add two guest rooms, located in the Carriage House after it is restored. The construction / restoration of the Carriage House is approaching completion this Summer and the owner would like to create an ADA accessible room on the lower, walk-out level of the structure because there is space available and it would be a beneficial accommodation for people with disabilities.

After approval of the Small Inn in 2014, the owner began construction and obtained a building permit to restore the Carriage House and make site improvements to accommodate parking, landscaping and lighting requirements per the Special Use Permit. Additionally, at the time of the building permit, the owner requested to place an additional two parking spaces for the owner near

the South side of the property with access to High Street; the request was granted administratively as it met the bulk and density / intensity standards.

A site plan review of the proposed request has been conducted per the criteria listed in §154.914. The criteria have largely been met already for the site improvements when the Special Use was granted for the 7 rooms, therefore, with no change to the footprint, floor area ratio, etc., and the additional two parking spaces that were administratively approved and constructed, the addition of one room would not warrant further physical site improvements.

The Building Department and Staff will ensure that the room improvements meet current building, electrical, plumbing and life safety codes after building permit is issued. The Fire Inspector has conducted preliminary review and ensured that life safety and fire codes are met. No other alterations will be done on the outside and no further site improvements are required as the site has adequate landscaping, parking and lighting already.

Staff recommends approval of this request.

Land uses to the North include residences, church, park, guesthouse and tour home. Land uses to the South include residences, Turner Hall, Fire Department and Downtown Commercial. Land uses to the East include residential, church and guesthouses. Land uses to the West include residences and guesthouses.

PUBLIC SUPPORT AND/OR OBJECTIONS

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

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

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

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

- **Adam Johnson, 211 Fourth Street** – spoke in favor of the request. Johnson is the Architect for the project said this request is similar to the request for an increase to 7 guest rooms. There were some construction changes and state park preservation requirements that resulted in the relocating the ADA accessible unit to the lower level. City staff does recommend approval of the request. Johnson said the request meets the approval criteria. He feels the guest house ordinance was written for large residential properties like this one.

Baranski asked about the site plan and the required parking. Who would use the tandem parking on High Street? Johnson said that would be for the owner.

Baranski asked if the ADA parking would be on the east side of the carriage house. Is this under the first/main floor deck? Johnson said yes. There are no needed supports in that area.

Baranski said there would be no encumbrances. Johnson said correct.

Baranski asked where the ADA unit was previously going to be located as well as the parking for said unit? Johnson said the unit itself was going to be on the main/first floor of the carriage house. Parking and access would have been via the double parking area on High Street. Nothing has changed for the double parking spot – it is a gathered parking space. The curb cut is to the south and it is the same size as previously proposed.

Baranski asked about the state's involvement. Johnson said the State Parks were involved in making sure preservation occurred. There was a floor trough that resulted in varying floor and ceiling levels. Their regulations made it difficult to have an accessible suite.

Rosenthal said the plans look like there are three parking spaces by the Felt Manor, four near the carriage house and an additional one or two on High Street. Johnson said the drop off area could be used for parking also.

Johnson said the basement (lower level) unit will have the ADA compliant accessible unit. The main floor will be a general gathering area as well as a housekeeping area. The upper level will have the previously approved two guest suites.

- **Daniel Balocca, 125 S. Prospect Street** - Balocca said he is the owner of the Felt Manor. When they started working on the Carriage House for the additional two units they knew they needed to preserve the building's foundation. It was during this time that they began thinking about relocating the ADA suite. They were very concerned about being sensitive to the building's rehabilitation and preservation. As for parking they do have room for a total of 10 including the tandem parking spot. During excavation they discovered that the area behind the carriage house was originally a barnyard or livestock corral. This was when they realized they could use the lower level for an accessible unit. Being able to offer a truly ADA compliant unit is very unique to Galena. It was becoming very difficult to figure out how to configure the bathroom while complying with ADA regulations State Parks demands. The open space needed to be preserved but usually that's not a desirable option when designing bathroom space. Reclaimed materials were used from the original site or from compatible salvage such as that found from Loras College in Dubuque. Landscaping and a fence between the parking areas and the property owned by Jon and Janet Checker will provide a visual buffer.

Baranski said currently you are only able to rent five guest rooms. Balocca said yes. They need to finish up the renovation project before they can rent the two additional units in the carriage house.

Baranski commented on the parking. He asked if a majority of the guests use the parking at the Felt Manor? Balocca said yes – and they are instructed to use the onsite parking. He thought from a guest’s perspective the parking lot is a feature of staying at the Felt Manor. Parking on High Street and walking down to the inn or parking on Prospect and walking up the steep steps just doesn’t seem desirable.

Baranski asked if there are times when multiple cars are in the drop off area waiting to check in creating a type of traffic jam. Do guests typically all show up at the same time resulting in multiple cars needing to get in and out? Balocca said check in is from 3PM – 10PM. Occasionally there are two guest rooms requiring check in at the same time but usually one room at a time. Most often guests for one room show up in the same car.

Rosenthal asked if most people drive down into the inn when arriving? Balocca said yes. Rarely is it that someone parks on High Street but frequently they park on Prospect and walk up the steps.

Bochniak asked if Balocca would consider assigning parking spaces? Balocca said if that’s what he needs to do he would do it.

- **Bill Fawell, 617 Ridge Street** – spoke in favor of the request. Fawell said this type of accommodation is sorely lacking in Galena. This may be the first guest house to provide a truly accessible guest room. Zoning allows large homes to become B and B’s and Small Inns. It is expensive to operate these larger homes as single family dwellings. Not approving what is already allowed in the Ordinance may jeopardize future development in Galena. During excavation and renovation, it was discovered that originally there was a Dutch door that opened onto the corral. The stone and other components are as they were when originally constructed. They worked closely with the State to preserve the integrity of the structure. He agrees that more people park on Prospect Street than High Street. There is certainly less traffic generated by the addition of two or three guest rooms than that of the multiple trolley tours on High Street.

Testimony Presented in Opposition to the Proposal:

- **James Wirth, 121 S High Street** - said the purpose for zoning is to protect property owners. Zoning districts have uniformity and conformity; similar uses throughout the zoning district. Originally this was a single family home. Then zoning allowed for guest accommodations of five rooms, then seven rooms and now an eighth room. As an owner occupied guest house this means there are nine rooms. This is a huge increase in density and is different than the other single family homes in the district. With such large guest rooms – 1100 square feet per floor - is there a limit as to how many people can stay in the Small Inn? The two additional previously approved have not been completed and we do not know what types of problems have been created with the density increase. Shouldn’t the Board wait to approve this request until we know what the problems are with the change from five to seven rooms? Is this even in compliance with floor area ratios? The neighbors have been living with the construction and destruction of the parking and landscaping for months. It does not seem a very historic appearance to allow this type of parking area and lack of landscaping. Should the two

parking spaces at the Carriage House even be allowed? This was permitted because the building was an accessory use. With the modifications the parking spaces should not be allowed. The applicant says the building has been preserved but it seems it was gutted – how could it have been historically preserved. Nothing is original – it is replicated. Was a survey done to determine where the property line is on High Street? Utilities have been located in what would seem to be the City easement or right of way. Does he own the property or is this an illegal encroachment?

Baranski asked had the property been surveyed? Balocca said there was an easement to the building.

- **Rick Pariser, 113 S. High Street** – spoke in opposition to the request. Pariser said there are four households in the area that are opposed to the room increase. On behalf of these neighbors he asks that the request be rejected. This is a commercial money making project which is different than the other full time residential property owners in the Low District Residential Zoning District (LDR.) High Street has eight homes in the 100 block plus a church. This will be an increase in traffic, noise, etc. Parking is exacerbating. Eight homes, thirteen residents, 20 rental rooms on the block. Whether it was right or wrong the City approved the addition of two guest rooms which are not yet complete. We don't know how these two additional rooms are going to impact the area with an increase in noise, traffic and parking. The renovation project has been very irritating. It seems we will have to put up these issues until we can get the license revoked. He does not feel that the applicant testified truthfully about the guests and where they park. With the 3000 square foot addition how many people will actually be staying in the space? And how many cars will they have?
- **Jon Checker, 115 S High Street** - asked how many rooms is a small inn allowed to have and how many people can stay in each room. Oldenburg said up to eight; nine or more would have to comply with hotel regulations. Guest rooms are allowed two persons per room. That means a maximum of 16 people would be allowed to stay at the inn – two per guest room.

Applicant's Response to Opposition

- **Daniel Balocca** spoke in response to the opposition. Balocca said the projects are ongoing. The parking area will have improved drainage and will be paved when the renovation is complete. There will be 165 points of landscaping that will be installed including around the utility boxes. Jo Carroll will be removing a utility pole in the near future. The park service oversaw the 'deconstruction' and subsequent rebuilding of the carriage house. The structural steel that could be seen was installed during the gut process. They reused as much brick as possible and they have salvaged 11 pallets for other uses. Much of the interior brick was misshapen and damaged – those were removed. The landscaping will buffer the parking areas. The State continues to monitor the project. They have received approval for Phase 2.

Baranski asked about the easement. If the City wanted to work on High Street or make improvements, it would seem the parking spot near the street could be lost and consequently

a room? Balocca said they were aware of that possibility. He as well as others on High Street would have issues: Checker's garage, utility poles, Wirth's garage...

Rosenthal asked about the survey Wirth referred to. It would seem that both sides – East and West - of High Street would be impacted if improvements were made by the City.

Adam Johnson reiterated that the project is within the scope of the intent of the Comprehensive Plan and the Zoning Ordinances.

Baranski asked Pariser for clarifications on the parking violations whether the guests of the Felt Manor were indeed parking on the street rather than parking on the Felt property. Is it happening a lot and has been going on for a long time? Is it a problem because of construction or was it happening before?

Pariser said he had photographs that document the parking violations. He said guests park on the street and they definitely have been doing so during the construction process. The issue is the additional one room. Reject its approval until we know what problems are with the other additional two rooms regarding parking.

Rosenthal asked if the parking was a problem before the construction or just since it started.

Pariser said the guests were parking on the street before construction.

APPLICABLE SECTIONS OF THE ZONING ORDINANCE

- Section 154.005 sets forth the Intent and Purpose of the Zoning Ordinance.
- Section 154.015 defines a Guest Accommodation, Small Inn.
- Section 154.201 (B) (2) provides a definition and description of the Low Density Residential District.
- Table 154.403.1 lists the Permitted Land Uses permitted by right or by Special Use Permit for all Zoning Districts.
- Section 154.406 (D) (8) defines and outlines the regulations for Small Inns.
- Section 154.914 lists the criteria for Site Plan Review.
- Section 154.924 sets forth the Purpose, Applicability, Review Criteria, Decision-Maker, Application and Review Procedures, and Validity for Special Use Permits.

CONCLUSIONS

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

1. The subject property is located in the Low Density Residential District.
2. The Zoning Ordinance provides for Small Inns as follows:
 - a. Guest Accommodations, Small Inn is permitted only by Special Use Permit as a principal commercial land use in a Low Density Residential District.

3. The Low Density Residential District is intended to permit development which primarily has detached, single family community character. Standards serve to preserve and protect the residential community character of the area.
4. The applicant seeks a Special Use Permit to allow a Small Inn with 8 rooms as a principal commercial land use in a Low Density Residential District.
5. Adequate off-street parking is provided for the guests.

DETERMINATION

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

1. The site plan review met the applicable criteria for this request.
2. The request meets the district standards for the Low Density Residential District and is congruous to the defining characteristics of the district.
3. The request meets the detailed land use regulations established for a Small Inn use.
4. Complimentary uses are available.
5. The request is compatible with adjoining properties through:
 - a. The protection of privacy will be maintained;
 - b. The elements of the plan are designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;
 - c. The elements of the plan will coexist in a harmonious manner with nearby existing properties.

DECISION

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

PASSED AND APPROVED this 11th day of May, A.D. 2016, by the Galena Zoning Board of Appeals by a vote of 4 ayes, 1 nays, 1 absent, 0 abstain, 1 recused.

John Rosenthal, Chairperson

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: June 3, 2016

RE: Cal. No. 16HCO-02, Applicant: Adam Johnson – 211 Fourth Street, Galena, IL 61036 and Owner: Tim Leibold, 9836 US Hwy 20 W, Galena, IL 61036. Location: Parcel: 06-500-008-06, a tract of land located in the Southwest Quarter of Section 21 and a tract of land on the Southeast side of Section 20, Township 28 North, Range 1 East of the Fourth Principal Meridian, East Galena Township, Jo Daviess County, Illinois. Common address is 9836 US Hwy 20 W, Galena, IL 61036. Request for Non-administrative Highway 20 Development Permit to allow an addition to the existing structure and associated site improvements.

Project Summary:

The applicant is requesting approval of a Highway 20 Development Permit to construct a proposed building addition and associated site improvements in order to expand their Vehicle Repair and Maintenance land use. The property is currently zoned as General Commercial and the land use is allowed by right. The addition will extend the East façade of the building towards Boggess Street and will have drive-in access on three sides to coincide with the three existing curb cuts onto the property. This will allow for better circulation of their operation when moving vehicles around.

The parking will be improved to allow for up to 36 total vehicles on the property with four spaces on the highway side of the new addition, six spaces directly behind the new addition, nine spaces behind the existing structure, eleven spaces in front of the existing structure and seven spaces inside of the buildings. Two ADA accessible spaces are required. Leibold will pave these parking and circulation areas with asphalt and paint parking stall lines.

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, and supports the goals, 10.1(2) and 10.8(2 & 3), of 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. Additional storm water generated from new impervious area will be directed toward the existing detention pond; capacity will be verified by the Building Dept. The request also meets the Highway 20 Design Manual criteria listed in the section below with my comments.

Staff has made a site visit 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 2 spaces. Proposed lighting and landscaping is adequate to provide safe travel by foot and safe circulation of vehicles. The landscaping improvements meet the requirements of the Code with plantings within 10 feet of the parking area to provide a visual break at the front corner of the parking area as well as appropriate landscaping along the Boggess Street side to create a buffer yard and screening from residential to the rear of the property. The remaining surrounding sides are adjacent to commercial land uses.

Approval Criteria & Decision:

Highway 20 Development Permit - 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 addition and site improvements support the goals of: Promote residential and business diversity and vitality; Create a quality image of development; Enhance the onsite experience of occupants and visitors of development; and Coordinate access and traffic between properties.*
- (3) The corridor development concepts described in Chapter [IV](#) of the Design Manual; *This improvement supports the encouragement of denser and more highway-oriented development adjacent to limited highway access points. Regarding the Galena “Edge Corridor” Design Character, “the design character outside of the historic district should be unique, unified and high-quality and create the image of a stable edge corridor for the historic community of Galena. This supports the encouraged design character that respects the historic character of Galena, yet does not confuse or detract from the authentic qualities of the original structures and urban fabric of the Galena National Register Historic District”.*
- (4) The proposed character of the applicable design districts as described in Chapter [V](#) of the Design Manual; *This request supports the character of the Southeast Hilltop Commercial District by: Visually unifying through consistent use of brick as a design element; coordinated and shared access and parking, higher density development and controlled access points, high quality site design and amenities; and high quality materials.*
- (5) The proposed pattern of development for the Highway 20 Corridor as described in Chapter [VI](#) of the Design Manual; *n/a, site is under 10 acres in size.*
- (6) The standards for building orientation, design and materials as described in Chapter [VII](#) of the Design Manual; and *Building siting is established with existing; addition extends to create denser development towards the nodal area to the appropriate setback distances for building and parking (20 feet from Highway 20 and 10 feet from Boggess Street. Parking areas meet appropriate setbacks of 20 feet from Highway 20 and 8 feet from Boggess Street. Access points from Boggess are existing; Highway 20 access is existing and approved by IDOT District 2. Architectural building standards are met by upholding Midwest regional character with simple forms in a rectangular configuration. Articulated gabled-roof line and setback corner customer entrance provide aesthetic appeal from the Westbound direction of travel. Public entry is visible from the street and parking areas. Windows and doors meet the 30% minimum requirement. Wall materials are high-quality brick on highway and cross street sides; rear side will be vinyl siding. Brick detailing will be used on the front and side of addition.*

- (7) The standards for site features and elements as described in Chapter [VII](#) of the Design Manual. *Site signage has existing freestanding sign; proposed wall sign appears to be compliant and will require a sign permit. Landscaping points are met and placement is adequate to create buffer between development and adjacent rear residential land uses. No additional site features are proposed. Storm water pond is existing and capacity will be verified at Building permit level.*

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

CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



MAY 23 2016

REQUEST FOR HIGHWAY 20 DEVELOPMENT PERMIT

CITY OF GALENA

For Office
Use Only

Date Filed: 5/10/16 Highway 20 Development Permit Cal. No.: _____
Fee Paid: YES Receipt No.: _____ Amount: \$ 150.00 Date: 5/20/16
Date Set For Public Hearing: 6/8/16 Date Hearing Held: 6/1/16
Date of Published Notice: 5/25/16 Newspaper: GALENA GAZETTE
Name of Municipality Where Published: GALENA
Administrative Review or Non-Administrative Review
Action by Zoning Board on Permit Request: _____

APPLICANT AND PROPERTY DATA

- Name of Applicant: Adam Johnson Telephone Number: 815/281-1577
- Address of Applicant: 211 Fourth Street Galena IL 61036
- Proposed Development Site Address or Legal Description: 9836 US Hwy 20 W, Leibold's Garage
- Name of Property Owner(s): Tim Leibold
- Current Use of Property: vehicle repair & maintenance Proposed Use: vehicle repair & maintenance
- 0-1,200 ft from Centerline of Highway 20 or 1,200 to 2,400 ft from Centerline of Highway 20

SUPPLEMENTAL DATA

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

Signature of Applicant: _____

Date: 5/10/16

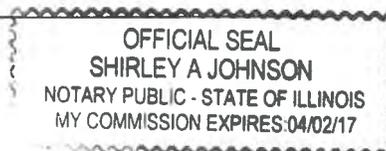
Signature of Property Owner: _____

Date: 5/10/16

Notary Public: Shirley A Johnson

Date: 5/10/16

My Commission Expires: 4/10/17



Addition to Leibold Auto Service Center, 9836 US Highway 20 West, Galena, Illinois

Written Narrative to include all require review criteria listed in Section 154.922 C.

The project complies with the applicable site plan review criteria in 154.914. It complies with the Comprehensive Plan by promoting business retention and expansion. It will comply with all the other City codes and ordinances and all previous approvals granted to the site. The project will comply with all the underlying zoning district requirements. The site design includes quality practices such as efficiently design parking and circulation.

The project furthers the existing context and development goals of the highway 20 corridor by promoting business diversity and vitality.

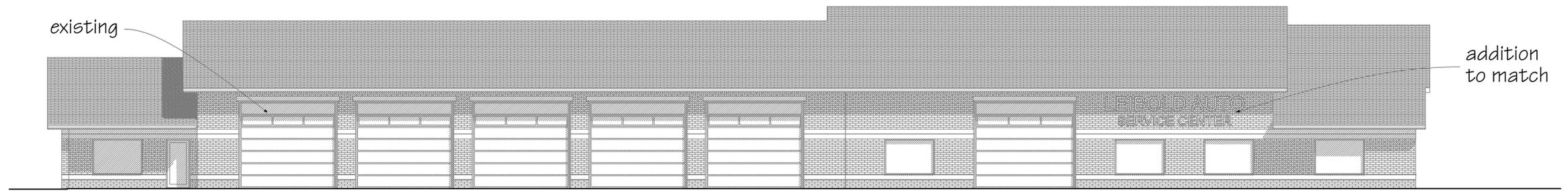
The project furthers the corridor development concepts of the Nodal Development pattern by providing denser and more highway-oriented development along the corridor and respecting the design character by being unifying and consistent with a limited palette of masonry which refers to the traditional building materials.

The project respects the design character of the Hilltop Commercial/Industrial Districts by visually unifying the building through the consistent use of brick as a design element. It provides denser development using high quality materials.

The project is consider a building site and small area development and so the VI Subdivision/Large Area Development Standards do not apply.

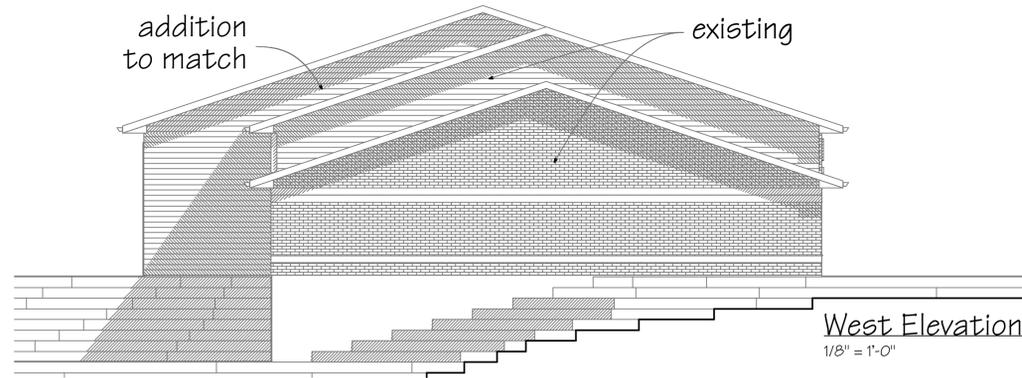
The building site design meets the required setbacks within administrative limits. The site design meets the required parking setbacks and accommodates emergency vehicles. The existing monuments signage will remain and is compatible with the building design and materials. It is the proper height and the base is the preferred brick and masonry materials. The existing landscaping will be retained. There will be no site features as none are required. The storm water management features will be reviewed and upgraded as needed. There is amply room on the lot for additional storm water management.

The building design will unify the structures through the use of brick and stone masonry. It will continue the use of simple rectangular forms with moderately pitched sloping roofs with overhangs at eaves and rakes to create a Midwest character. The façade design incorporated the one story roofs at entry points with building recesses at the entry doors which are clearly visible from the parking areas. The windows and doors are to match the existing building and the doors and windows on the street facing façade are over 30% of the surface. The building materials match the existing materials and are of high quality on the main facades. The building details add character through the use of projecting architectural elements in the masonry of the gable wall and the continued use of the contrasting CMU bands.



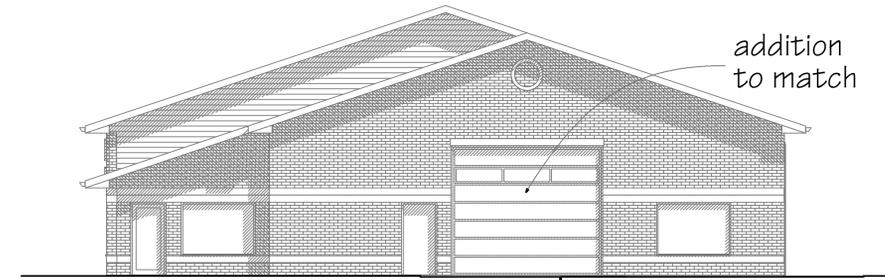
South Elevation

1/8" = 1'-0"



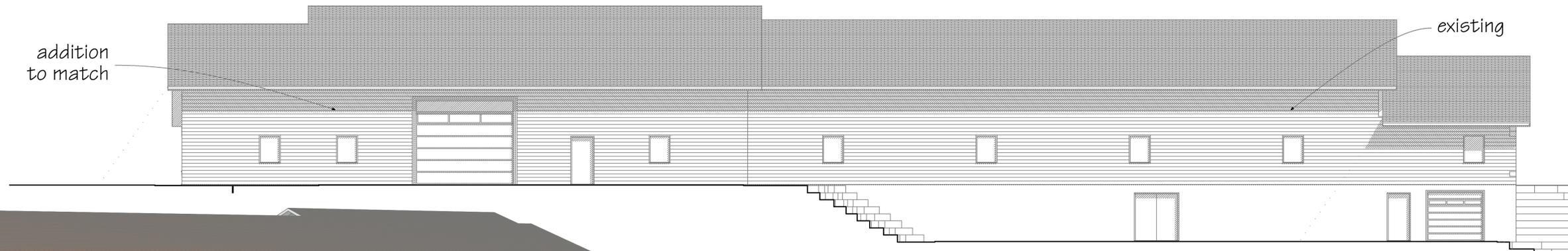
West Elevation

1/8" = 1'-0"



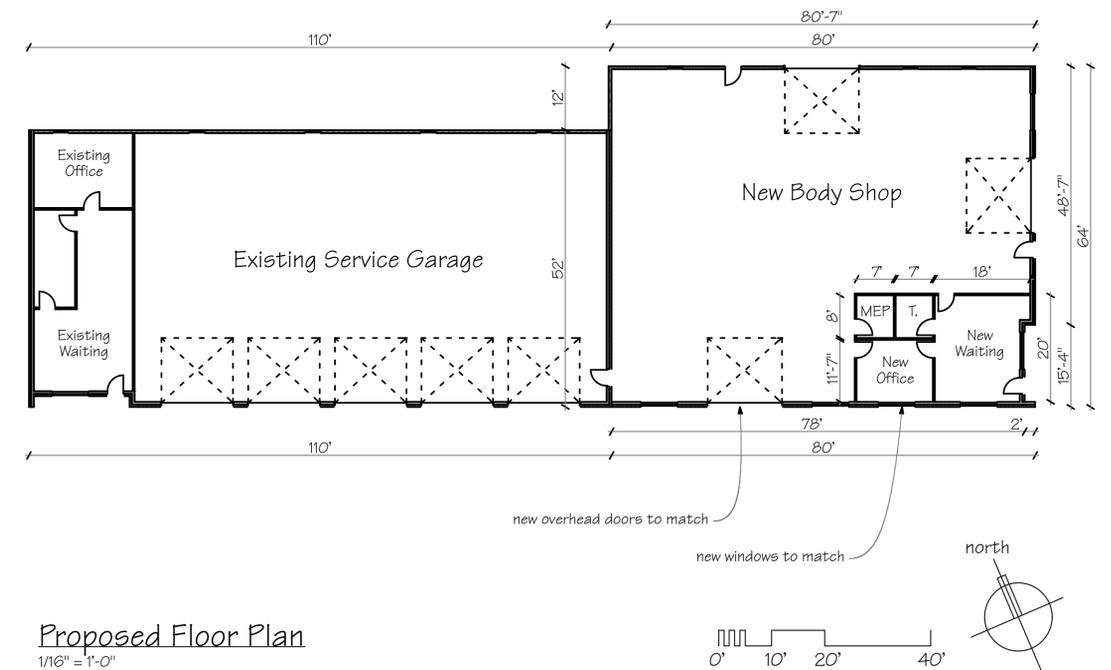
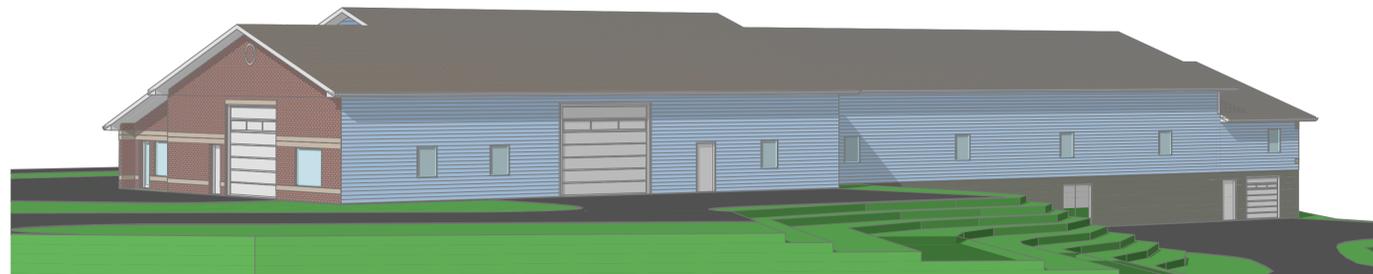
East Elevation

1/8" = 1'-0"



North Elevation

1/8" = 1'-0"



Proposed Floor Plan

1/16" = 1'-0"

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: June 3, 2016

RE: Cal. No. 16S-03, Applicant: Adam Johnson – 211 Fourth Street, Galena, IL 61036 and Owner: Charles Fach, 418 Spring Street, Galena, IL 61036. Location: Parcels: 22-100-687-10 & 22-100-687-00, Lots 3,4 & 5 in Block 12 of the Original City of Galena, Jo Daviess County, Illinois. Common Address is 412 & 414 Spring Street, Galena, IL 61036. Request for Special Use Permit to allow a 6-room Small Inn. The property at 414 Spring Street currently has a permit for a 4-room Bed & Breakfast.

Summary:

The applicant, on behalf of the owner, is requesting a Special Use Permit to operate as a 6-room Small Inn in a Downtown Commercial District. The property currently holds a Special Use Permit to operate as a 4-room Bed & Breakfast with two of the guest rooms currently in use. The upstairs of the current guest house is laid-out as two sections but the owner has plans to renovate the floor to reflect the attached floorplan. After completion, this structure will contain the four guest rooms, sleeping two guests per room for a total of eight guests. Owners reside in the building next door and operate the B&B from there as they have since 1981. The building to the Southeast of the Spring Street Guesthouse is an existing structure that was altered in 2001 to expand the Owner's pottery workshop and to create apartments / office space on the floor above. Currently, the upper floor contains one office space and two apartment spaces. The Owner's intent is to leave the apartment on the room closest to the highway and then convert the two rooms behind into guest rooms. These two rooms are approximately 550 square feet each and would both sleep two guests. Each suite is complete with bathroom and kitchenette and are ready for occupancy. If this request is approved, the City Staff would need to conduct a guesthouse inspection and ensure proper documentation is in place before a license and occupancy would be granted for this use. Therefore, if approved, the Owner could begin use of the two rooms in the new building in the near future; the two rooms in the Spring Street Guesthouse building would need additional occupancy and guesthouse inspection after alterations are complete before the license is issued for their use.

A site plan review of the proposed request has been conducted per the criteria listed in §154.914. The property is under common ownership in contiguous mass, therefore the site can be considered as a whole. There is adequate off-street parking to accommodate the proposed guest accommodations, the Owners, the resident in the apartment and for visitors to the pottery shop. All exterior development is existing and no further development is needed. Due to the historic nature of the Spring Street Guesthouse, the alterations to the upstairs are below the threshold for cost and allow exception to ADA accessible routes that would otherwise be required for new development, therefore ADA accessible features are only required in the altered area.

The Building Department and Staff will ensure that the room improvements meet current building, electrical, plumbing and life safety codes after building permit is issued. The Fire Inspector has conducted preliminary review and ensured that life safety and fire codes are met. No other alterations will be done on the outside and no further site improvements are required as the site has adequate landscaping, parking and lighting already.

Staff recommends approval of this request.

Land uses in all directions include residences. Additionally, land uses to the South include construction yard, storage and other commercial guest houses.

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.

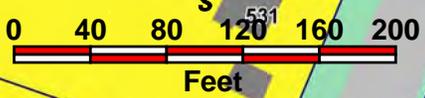
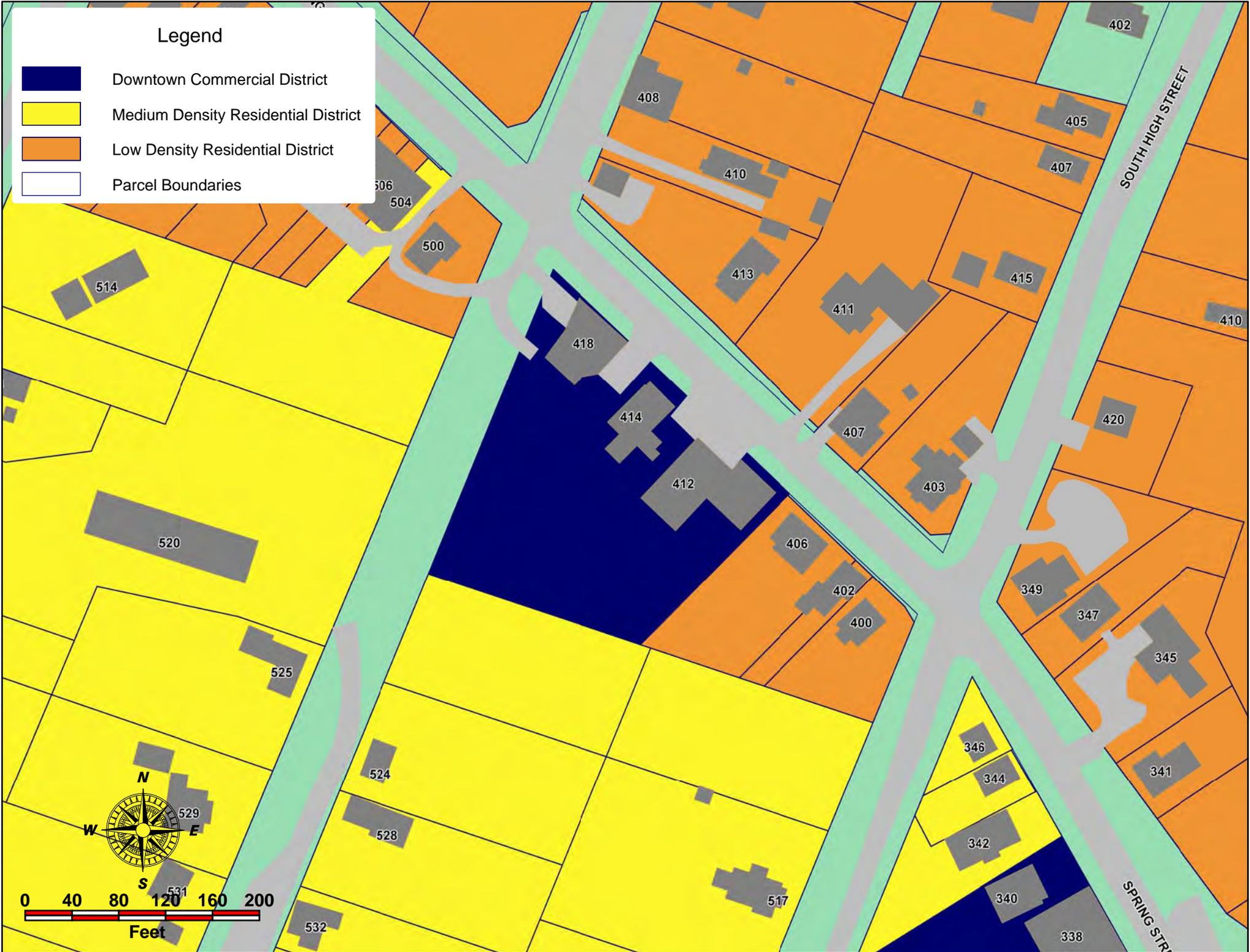
The application shall demonstrate that the proposed development will comply with the following:

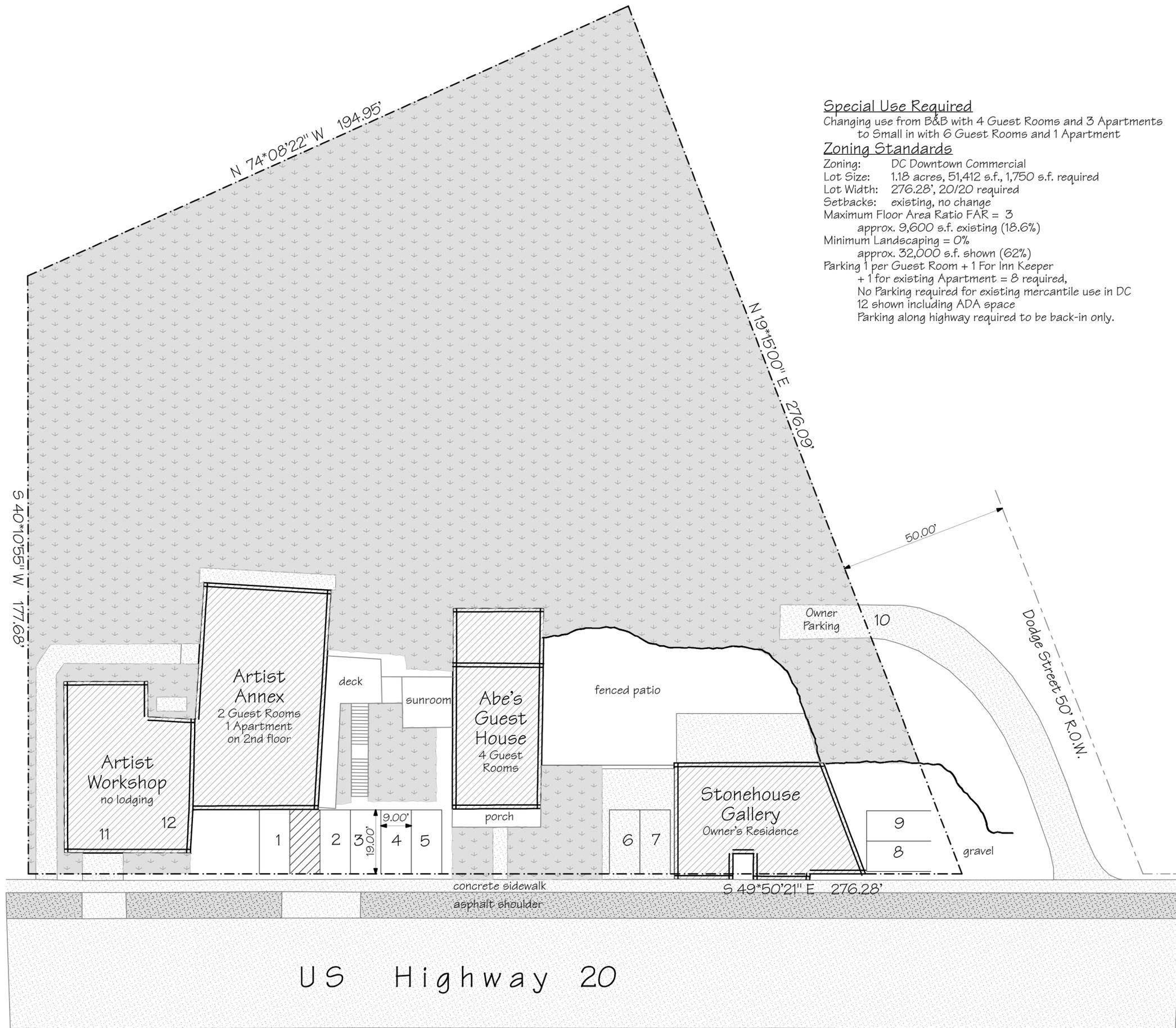
- (1) *Site plan review standards.* All applicable site plan review criteria in § 154.914.
- (2) *District standards.* The underlying zoning district standards established in § 154.201 through § 154.209 including the defining characteristics of the district;
- (3) *Specific standards.* The land use regulations 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.

Legend

-  Downtown Commercial District
-  Medium Density Residential District
-  Low Density Residential District
-  Parcel Boundaries





Site Plan for Zoning Review for Special Use Permit

Abe's Spring Street Inn

414 Spring Street, Galena, Illinois 61036

2/25/16
revisions:
6/2/16

sheet

1

of 1

Certification Statement:
I certify that these plans were prepared by me & to the best of my knowledge, skills, and abilities I am a duly Licensed Architect in the State of Illinois. License Number: 001-0498K expiration date: 11/20/2016



ARTISTS ANNEA
DIVISION OF GREAT HOUSE HISTORICAL SOCIETY

THE GREAT HOUSE
HISTORICAL SOCIETY



ARTISTS' ANNEX

DIVISION OF SPRING STREET ENTERPRISES, LTD.











MEMO

To: The Zoning Board of Appeals
From: Matt Oldenburg, Zoning Administrator
Date: June 3, 2016

RE: Cal. No. 16PD-02, 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.

Building, Engineering and Zoning Departments are aware of, and do consider the concerns of the surrounding property owners regarding the stability of the hillside above the property if quarrying takes place. The staff believes that geotechnical studies / explorations are appropriate for determining suitable bearing capacity for foundational elements as well as determining lateral forces that act upon the proposed retaining / foundation walls adjacent to the quarried hillside. Licensed, qualified design professionals shall demonstrate that the construction methods and suitability of the subsurface conditions are safe and adequate to construct the proposed project before any building permit will be issued. In order to address the concerns of the surrounding property owners, Staff recommends that the City Council considers requiring an appropriate geotechnical study be conducted and provided to the City, as a condition for approval, before a building permit is issued. The purpose of this recommendation is so that the applicant can confidently proceed with the extensive design process after having approval of the conceptual level of zoning and to alleviate concerns of the public.

Meets lighting and landscaping standards provided in §154.603-605. 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 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.

One purpose of Planned Unit Development for a site is to provide design flexibility in cases of unique single-use projects where the provisions are not available under regular zoning district standards. Per our ordinance, this type of mechanism should only be used when long-term community benefits, which may be achieved through high-quality planned development will be derived. In this case, an innovative design is needed to provide a solution for a property, with a well-established land use that is operationally distributed on two separate parcels, to consolidate its operations / activities onto one parcel in the interest of efficiency, safety and harmony. In essence, the PUD mechanism allows the City Council to establish a specific district for this property with its own district standards. The underlying district standards are utilized as a basis of comparison to have a place to begin. 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.

Approval Criteria & Recommendation:

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

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

And:

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

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

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

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

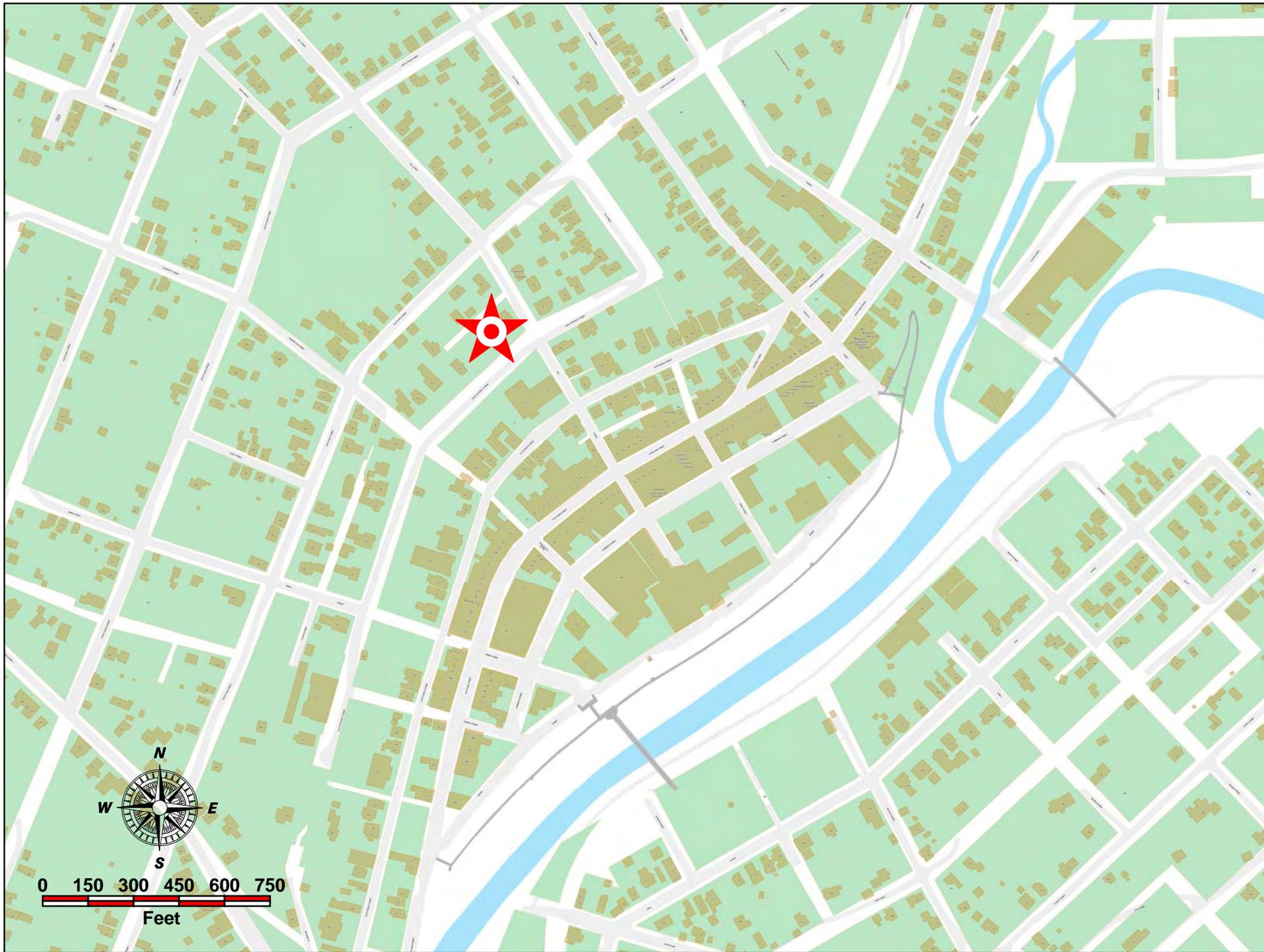
- b. The applicable preliminary plat criteria in [Chapter 153](#), Subdivision Regulations; n/a
- c. The applicable site plan review criteria in § [154.914](#); *If deviations are approved, plan meets site plan review criteria.*
- d. The approved ODP, if applicable; n/a
- e. An appropriate, specific 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

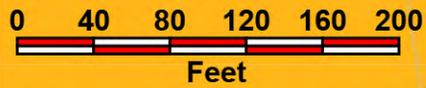
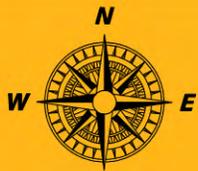
Deviations from Default District Standards - The Zoning Board of Appeals may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Zoning Board of Appeals to recommend, and the City Council 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. A complete list of the church’s public offerings is included in this packet with the narrative.*
- (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. 16PD-02

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.





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 may be 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 addition to the existing church to the rear and left, adjacent to the Sacristy. The rear of the addition's foundation would extend just above present grade. The addition would be of appropriate architectural design, as already approved 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 property returns to the tax rolls and will be available as housing. The intensity of use will not be increased, but combined on one site.

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 at historic structures. This is the situation that the congregation is trying to address by building the addition. To realize the church's mission of inclusion 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 accommodated. Complying with the Americans with Disabilities Act is an important goal for all buildings in Galena and should be supported by the community.

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). It supports the goal of providing additional housing and parking. It supports the goal of historic preservation by maintaining and improving a historic property and returning a house to original use.

The Planned Development application is for a unique single-use project for which increased zoning flexibility is needed to achieve many of the specific benefits for which a PUD is created, as stated in the zoning ordinance. Those benefits include creating more efficient infrastructure by concentrating a non-conforming use from the existing two sites separated by a city street onto a single site, providing additional off-street parking, and allowing innovative design.

The Planned Development application is required for this proposal because the addition cannot be built under conventional zoning because there are five deviations required from the current standard zoning district, low density residential, LDR. The project complies with the nine other standards of the LDR. These deviations are reduce lot size, reduced rear yard setback, increased floor area ratio, increased maximum expansion of non-conforming use, and reduced parking requirements. These deviations are allowed to be offset by the community amenities provided by the church beyond what would be required by the typical LDR property. These amenities include providing space for community groups such as AA, providing community outreach and support, work through the united churches association of Galena, and other charitable and service programs.

This development would be adequately buffered and adverse impacts on adjacent properties have been mitigated by providing additional landscaping points above the amount required. This application meets all the criteria for zoning review, provides adequate amenities to offset the deviations required, and furthers the goals of the comprehensive plan, and so should be approved.

Grace Episcopal Church, 107 Prospect Street, Galena, Illinois

Section 154.920 (C) *Approval criteria*. In determining whether the proposed 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;

There does not appear to be a definable error in the original zoning, although some arguments could be made for zoning the Church, Turner Hall and the Fire Station as Downtown Commercial. The original zoning placed the Church in LDR.

- (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.;

There has not been a change in the character of the area. The developmental transition is the change in accessibility codes at the State and Federal level which indicate the need for improvements for accessibility to a historic structure so that it can continue in a lawful and accessible manner.

- (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;

The current use is compatible with the neighborhood. The buildings and uses immediately adjacent to the east are public facilities. The residential neighbors are mostly situated above the church on the hill and separated by grade. The re-zoning will not create any new or additional intensity of use; it will concentrate the existing use, and provide additional off-street parking to lessen the existing on-street parking use.

- (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;

The proposal is supported by the goals of the comprehensive plan economic goals of protecting historic structures, maintaining current businesses in their existing historic structures, providing additional parking and returning a historic house to its intended use to increase the housing available. The proposal has been approved by the Historic District Commission.

- (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;

Adequate public facilities are on site.

- (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

There is adequate site for the proposed addition.

(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.

Grace Episcopal Church is one of the most important historic buildings in Galena. It is in the best interest on the city to assist the congregation in maintaining its use and viability as a church. To do this, the church must be made accessible.

Since the church was founded in the 1850s, the city has derived benefits of its congregation and charity, to do good works for the City and worldwide. The congregation will continue to do those good works for Galena. The main benefit to the community that the church provides is the maintenance of the historic structure, which would be difficult to rehabilitate into another use if the present use is not supported.

Additional benefits include community outreach listed on their website such as:

Grace Episcopal Church donates through an organized committee to local, national & international charities and causes through the earnings of its endowment and funding drives to such organizations as the Galena Arts & Recreation Center (ARC), Galena Food Pantry, Habitat for Humanity, United Churches Hunger Fund, Heifer International, Shelter Care Ministry of Rockford, relief efforts such as Haitian Relief & Katrina Relief. It provides outreach to its partner Diocese in Sudan.

The Church hosts many community events, many organized by its Arts Council, such as quarterly art exhibits featuring local artists and music events such as hosting and organizing the Festival for the Arts.

The Church provides religious ministries such as Christian Education and Bible study groups. It provides discussion groups and activities such as Aging Gracefully, its series on growing older, and a knitting group that donates its products. Its group Servants Through Prayer meets to offer prayer for world needs.

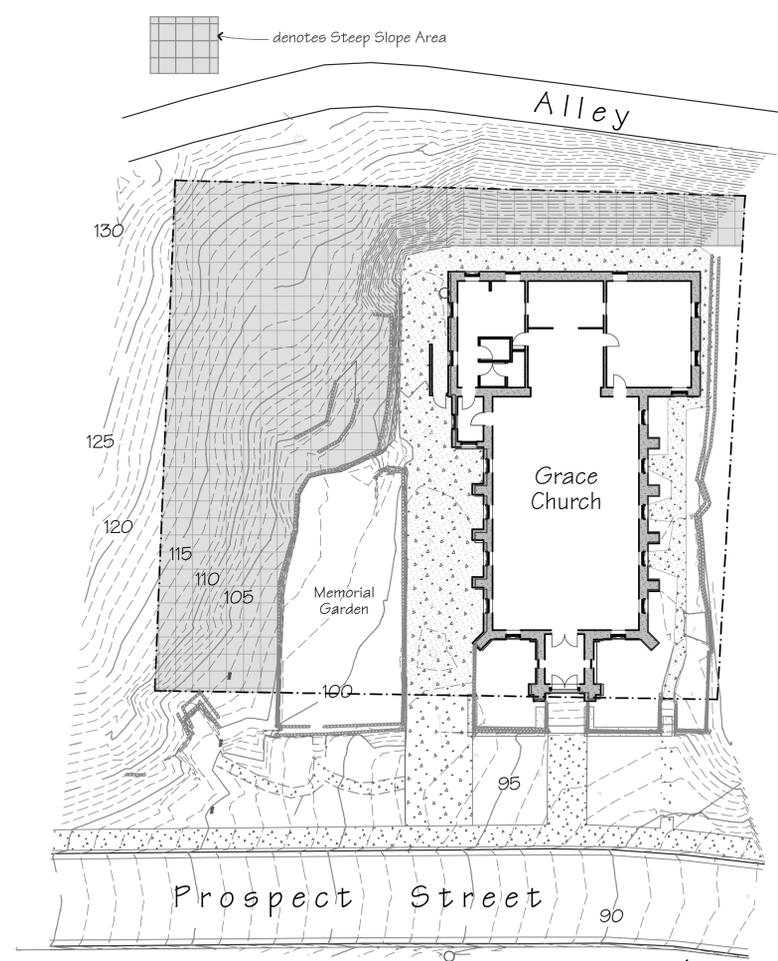
The Church has an ongoing Education of Ministry program which provides a four year course of religious education.

The Church is active in the community English as a Second Language (ESL) program assisting local Spanish speakers to learn English.

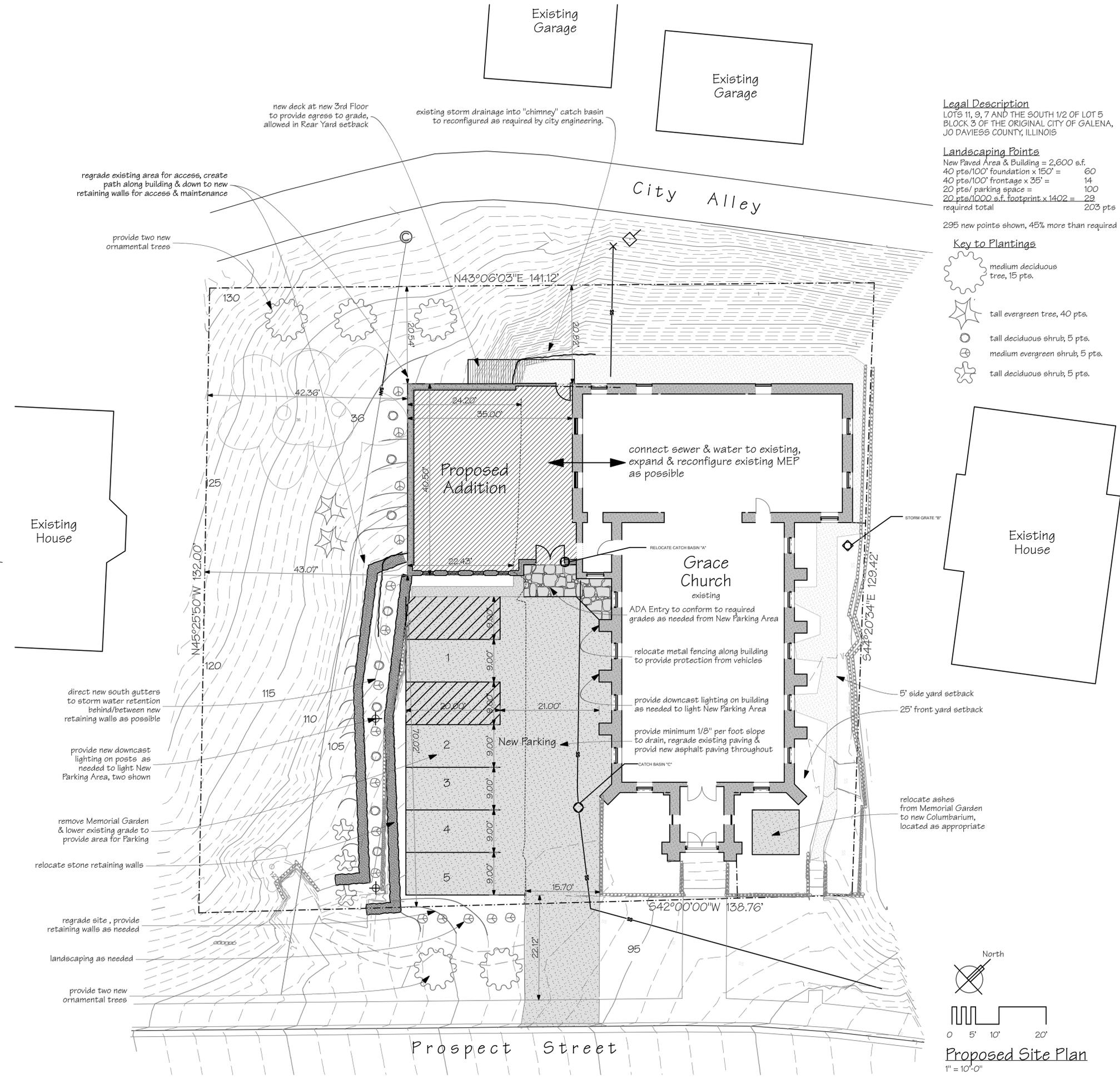
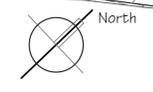
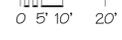
The Church provides space for AA, NA, and Al-Anon meeting on a weekly basis.

Grace Church members support or are active volunteers and members of Rotary, the Elks, the Kiwanis, the JDCE, the Cemetery Walk, the Galena Historical Society, the Galena Public Library, the Women of Commitment and Courage and docents at the Washburne House, to name a few. During the year, there are few if any community charity activities members of Grace do not support or help.

2/13/16 adamj333@gmail.com



Existing Site Plan
1" = 20'-0"

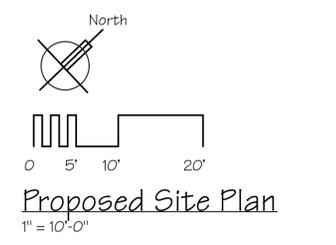


Legal Description
 LOTS 11, 9, 7 AND THE SOUTH 1/2 OF LOT 5
 BLOCK 3 OF THE ORIGINAL CITY OF GALENA,
 JO DAVIES COUNTY, ILLINOIS

Landscaping Points
 New Paved Area & Building = 2,600 s.f.
 40 pts/100' frontage x 150' = 60
 40 pts/100' frontage x 35' = 14
 20 pts/ parking space = 100
 20 pts/1000 s.f. footprint x 1402 = 28
 required total = 203 pts

295 new points shown, 45% more than required

- Key to Plantings**
- medium deciduous tree, 15 pts.
 - tall evergreen tree, 40 pts.
 - tall deciduous shrub, 5 pts.
 - medium evergreen shrub, 5 pts.
 - tall deciduous shrub, 5 pts.



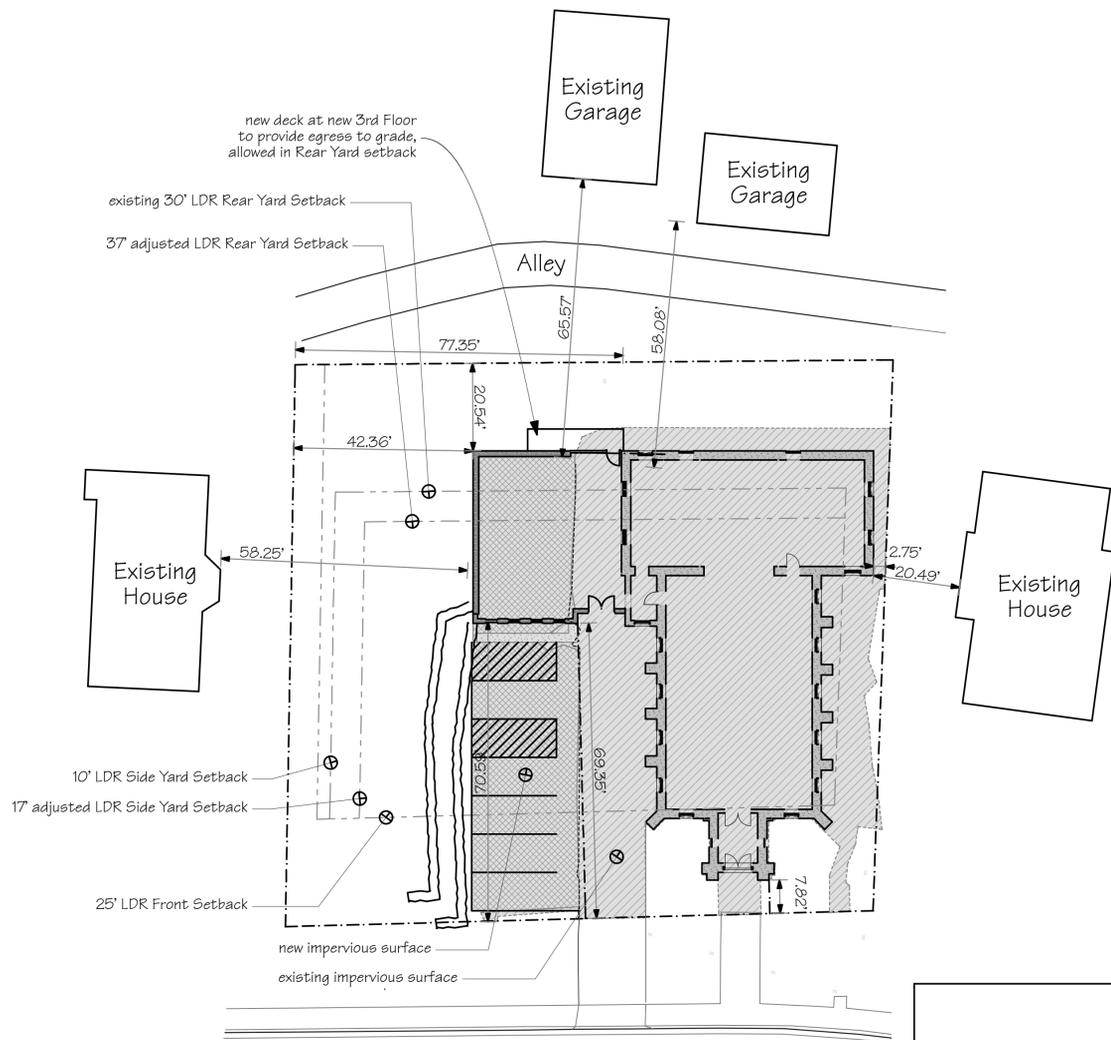
Site Plan For Zoning Review for New Planned Unit Development
Grace Episcopal Church
 107 Prospect Street, Galena, Illinois 61036

3/18/16
 revisions:
 4/16/16

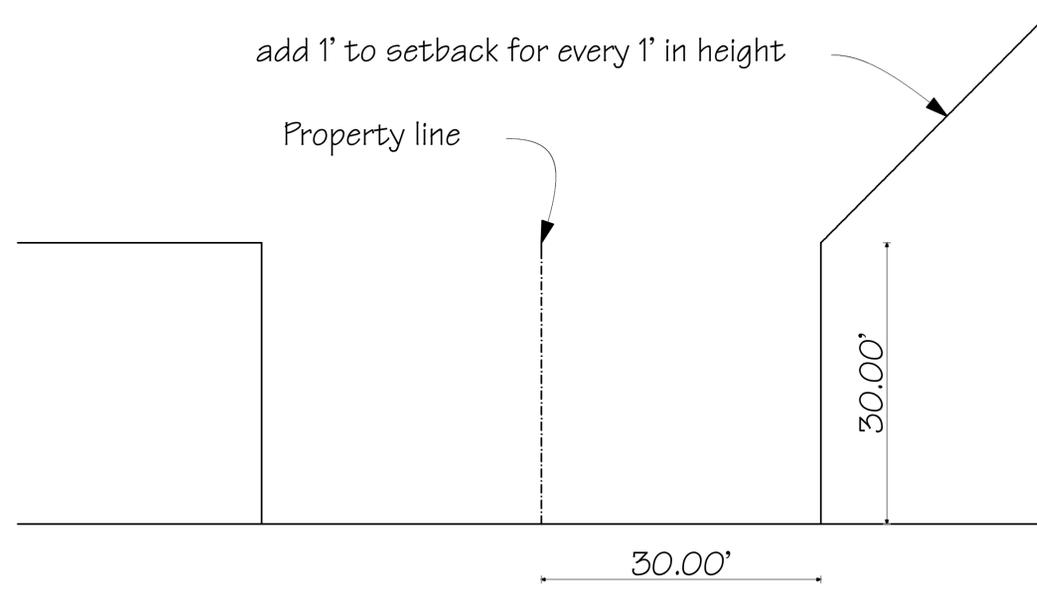
sheet
1
 of 2

Adam Johnson Architecture
 211 Fourth Street, Galena, Illinois 61036-2400
 ©adamj333@gmail.com 815/281-1577
 Drawings remain the sole property of the Architect; reproduction & use by permission only.

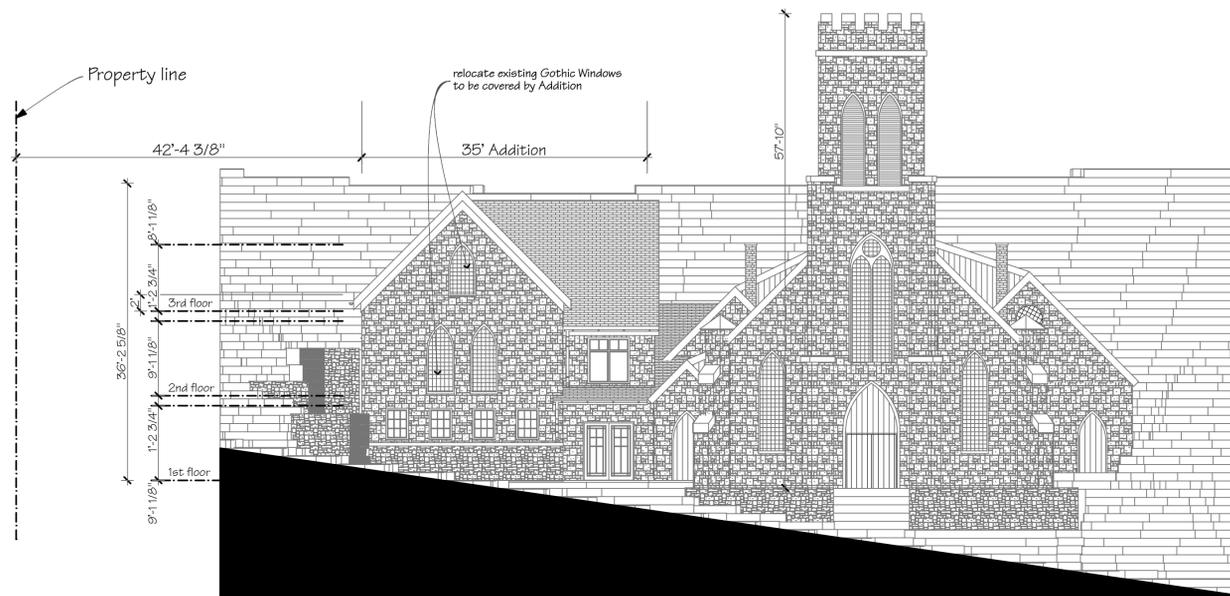
Certification Statement:
 I certify that these plans were prepared in accordance with the Illinois Professional Land Surveyor Act, Chapter 112, Sections 11-1 to 11-10, and the National Council of Licensed Architects, Adam C. Johnson, License No. 112/020206, expiration date: 11/20/2016.



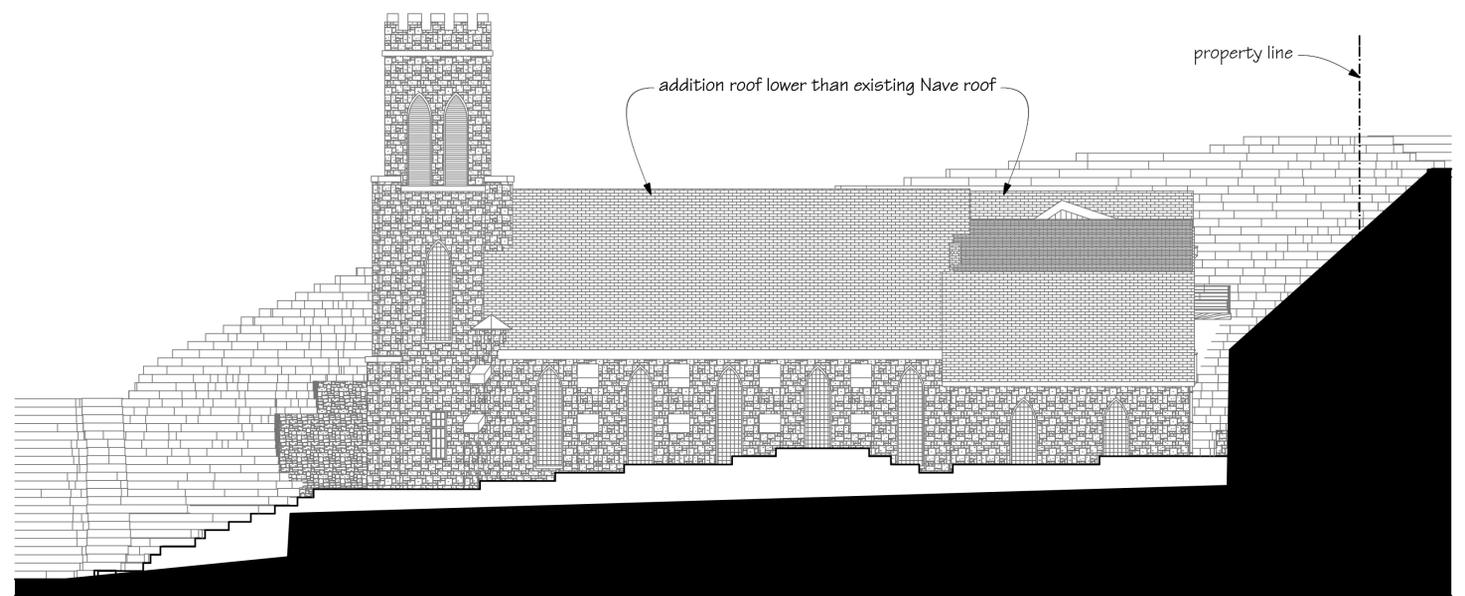
Proposed Site Zoning Standards Plan
1" = 20'-0"



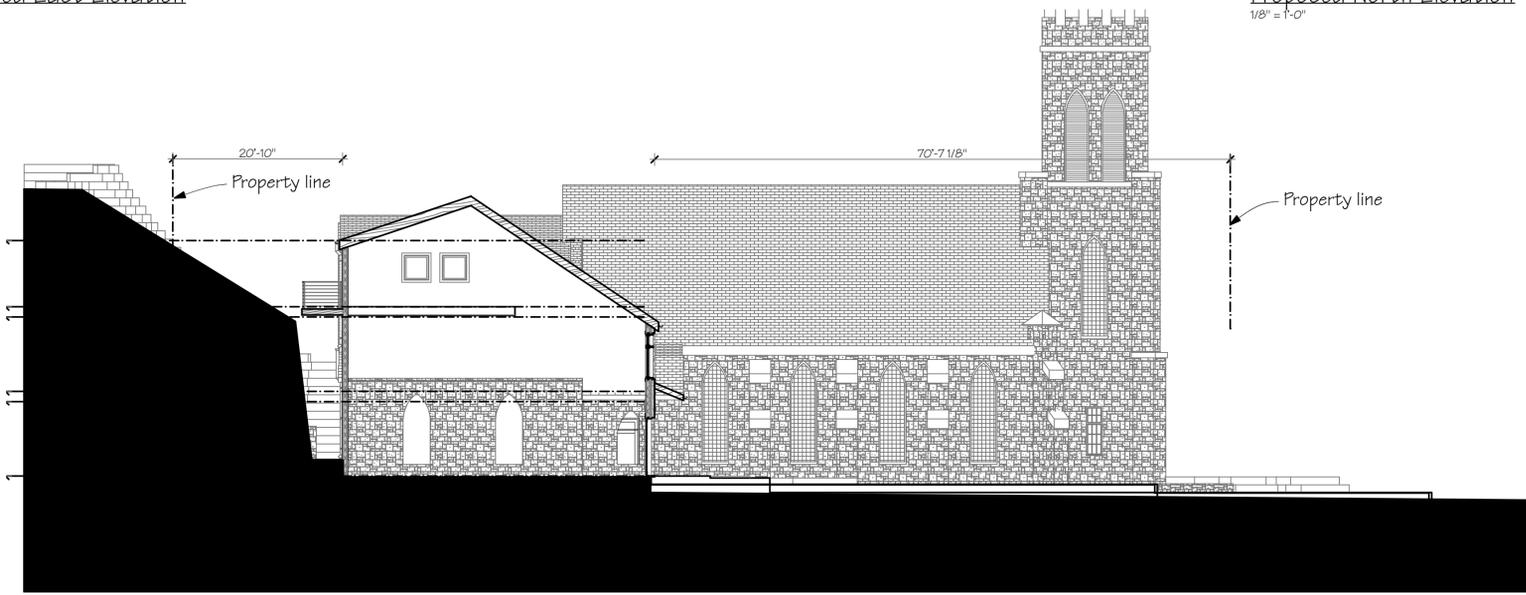
Zoning Districts Standards Comparison					
Nonresidential Bulk Standards					requires deviation
Standard	Low Density Residential LDR Nonresidential Standard	Existing Nonconforming Use Grandfathered	Proposed PUD New Standard	Deviation from LDR	
Lot Size	40,000 s.f.	18,268 s.f.	no change from existing	-21,732 s.f. / -44%	deviation
Lot Width / Street Frontage	100' / 25'	138.76'	no change from existing	+38.76' / +138%	
Minimum Setbacks					
Front Yard	25'	7.82'	69.35' to Addition	+44.35' / +277%	
Side Yard	10' / 10'	2.75' on north / 77.35' on south	grandfathered	grandfathered	
Side Yard adjusted for Height Increase	17' / 17'		no change on north / 44.35' at Addition	+ 25.36' / +249%	
Rear Yard	30'	20.54'	grandfathered	grandfathered	
Rear Yard adjusted for Height Increase	37'		align with existing / 20.54' at Addition	- 16.46' / -49%	deviation
Minimum Building Separation	20'	20.49'	58.05' to nearest Garage	+ 38.05' / +290%	
Maximum Building Height	6 stories / 75'	58'	37' to ridge of Addition, below existing Nave ridge	38' below allowed, add 1' to side & rear setbacks for each 1' over 30' standard LDR	
Nonresidential Intensity Standards					
Standard	Low Density Residential LDR Nonresidential Standard	Existing Nonconforming Use Grandfathered	Proposed PUD New Standard	Deviation from LDR	
Floor Area Ratio / FAR	0.25	0.23	0.44	0.19 over / +76%	deviation
Maximum Building Size without SUP	10,000 s.f.	4,225 s.f.	4,225 s.f. + 3,763 s.f. = 7,988 s.f.	2,022 s.f. below allowed / -20%	
Maximum Building Size with SUP	20,000 s.f.	4,225 s.f.	4,225 s.f. + 3,763 s.f. = 7,988 s.f.	12,022 s.f. below allowed / -20%	
Maximum expansion of Non-conforming Use	10% / 422 s.f.	NA	3,763 s.f.	89% / 3,341 s.f. more than allowed	deviation
Natural Resource Protection	80% / 5,047 s.f.	NA	84% / 5,300 s.f.	84% / +253 s.f. above required	
Landscaping Surface Ratio	40% / 7,308 s.f.	10,818 s.f. / 59%	8,213 s.f. / 44%	905 s.f. above required / +4%	
Parking Requirements as they apply only to area of the Addition					
Standard	Low Density Residential LDR Nonresidential Standard	Existing Nonconforming Use Grandfathered	Proposed PUD New Standard	Deviation from LDR	
Minimum Parking Spaces	community center 1 per 250 s.f. = 15	1 parking space	5 parking spaces / 2 ADA	10 parking spaces below required / -66%	deviation
alternative calculation	community center 1 per 4 people	church capacity = 112	114 / 4 = 29	24 parking spaces below required / -84%	



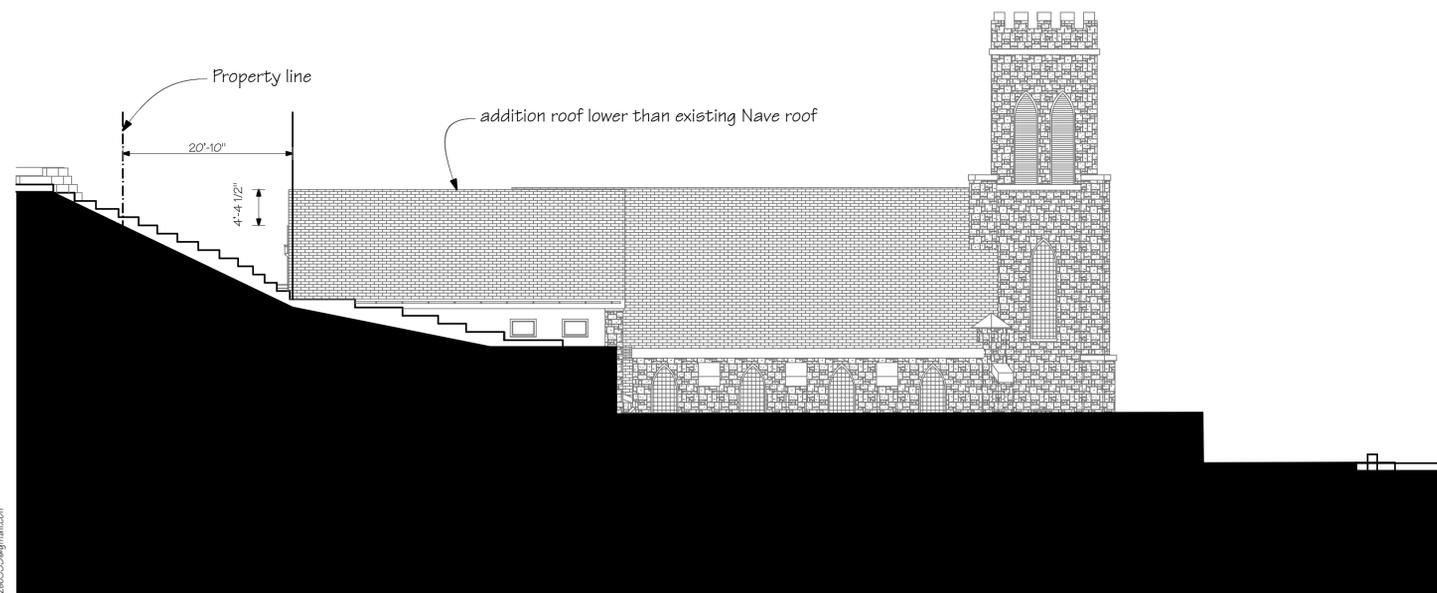
Proposed East Elevation
1/8" = 1'-0"



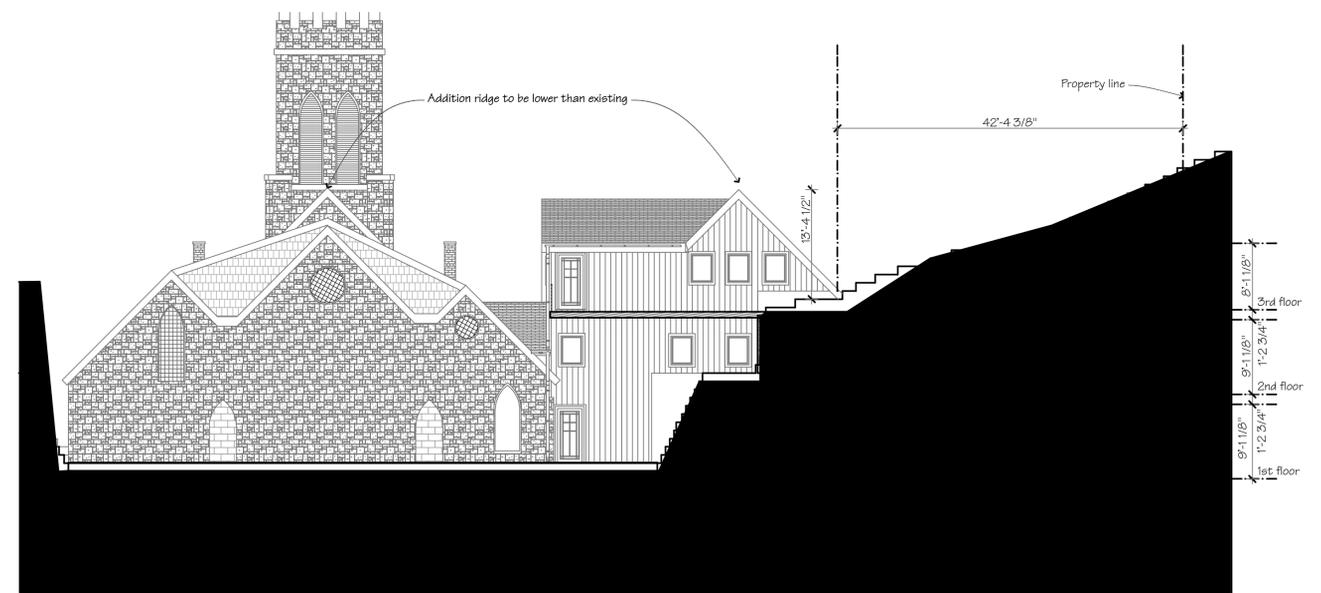
Proposed North Elevation
1/8" = 1'-0"



Proposed Section
1/8" = 1'-0"



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



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

Adam Johnson Architecture
211 Fourth Street, Galena, Illinois 61036-2400
©adamjz33@gmail.com 815/281-1577
Drawings remain the sole property of the Architect; reproduction and use by permission only.

Site Plan For Zoning Review for New Planned Unit Development
Grace Episcopal Church
107 Prospect Street, Galena, Illinois 61036

3/18/16
revisions:
4/16/16
sheet





1/15/16
revisions:
1/28/16
2/22/16

sheet
V3
of 16

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

Stone Veneer Scheme



Adam Johnson Architecture
211 Fourth Street, Galena, Illinois 61036-2400
©adamj333@gmail.com 815/281-1577
Drawings remain the sole property of the Architect. Reproduction & use by permission only.



1/15/16
revisions:
1/28/16
2/22/16

sheet

V4

of 16

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

Stone Veneer Scheme



Adam Johnson Architecture
211 Fourth Street, Galena, Illinois 61036-2400
©adamj33@gmail.com 815/281-1577
Drawings remain the sole property of the Architect. Reproductions & use by permission only.



1/15/16
revisions:
1/28/16
2/22/16

sheet

V5

of 16

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

Stone Veneer Scheme



Adam Johnson Architecture
211 Fourth Street, Galena, Illinois 61036-2400
©adamjohnson333@gmail.com 815/281-1577
Drawings remain the sole property of the Architect. Reproductions & use by permission only.



1/15/16
revisions:
1/28/16
2/22/16

sheet

V7

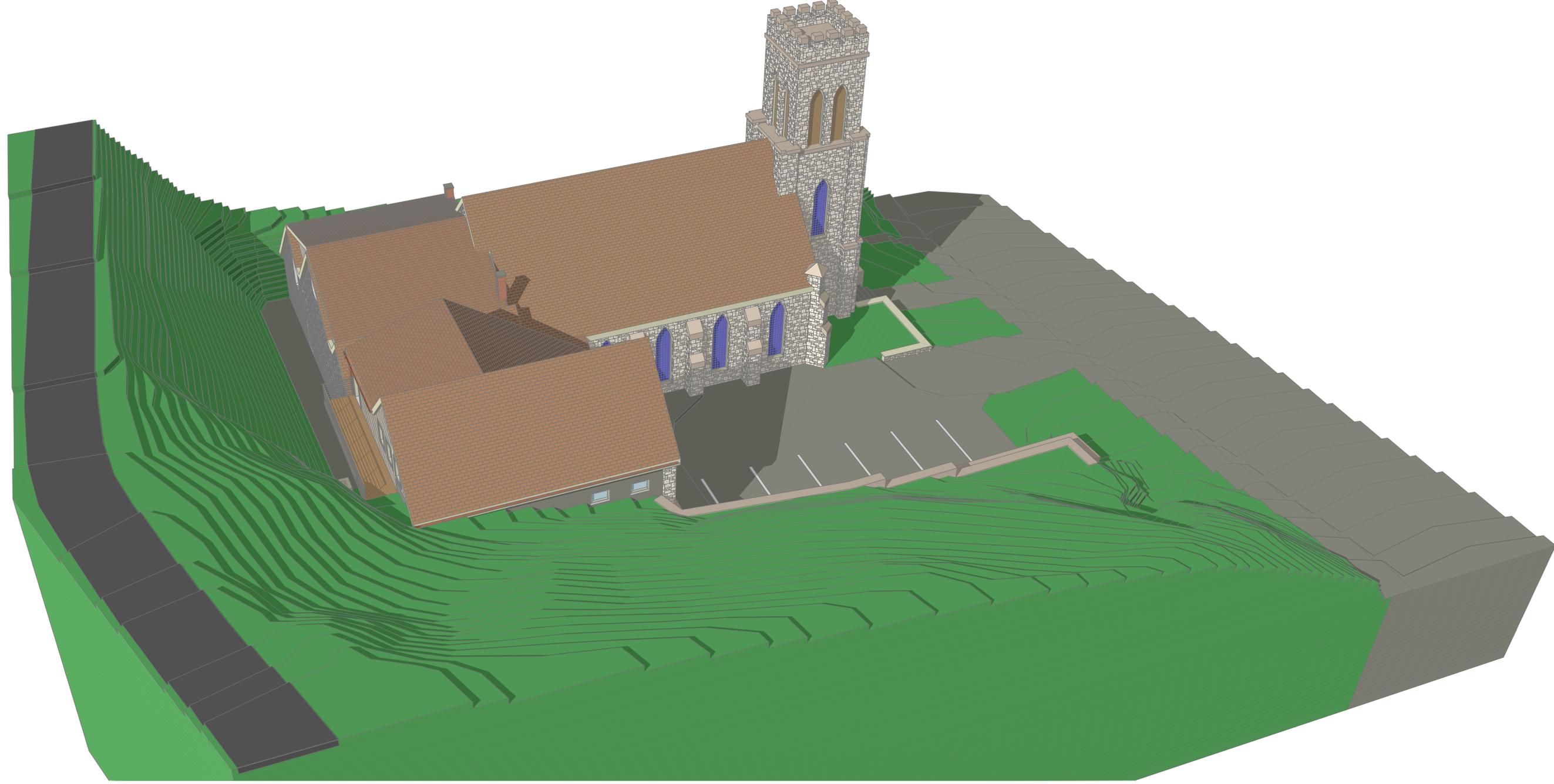
of 16

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

Stone Veneer Scheme



Adam Johnson Architecture
211 Fourth Street, Galena, Illinois 61036-2400
©adamj333@gmail.com 815/281-1577
Drawings remain the sole property of the Architect; reproduction & use by permission only.



© Adam Johnson Architecture

1/15/16
revisions:
1/28/16
2/22/16

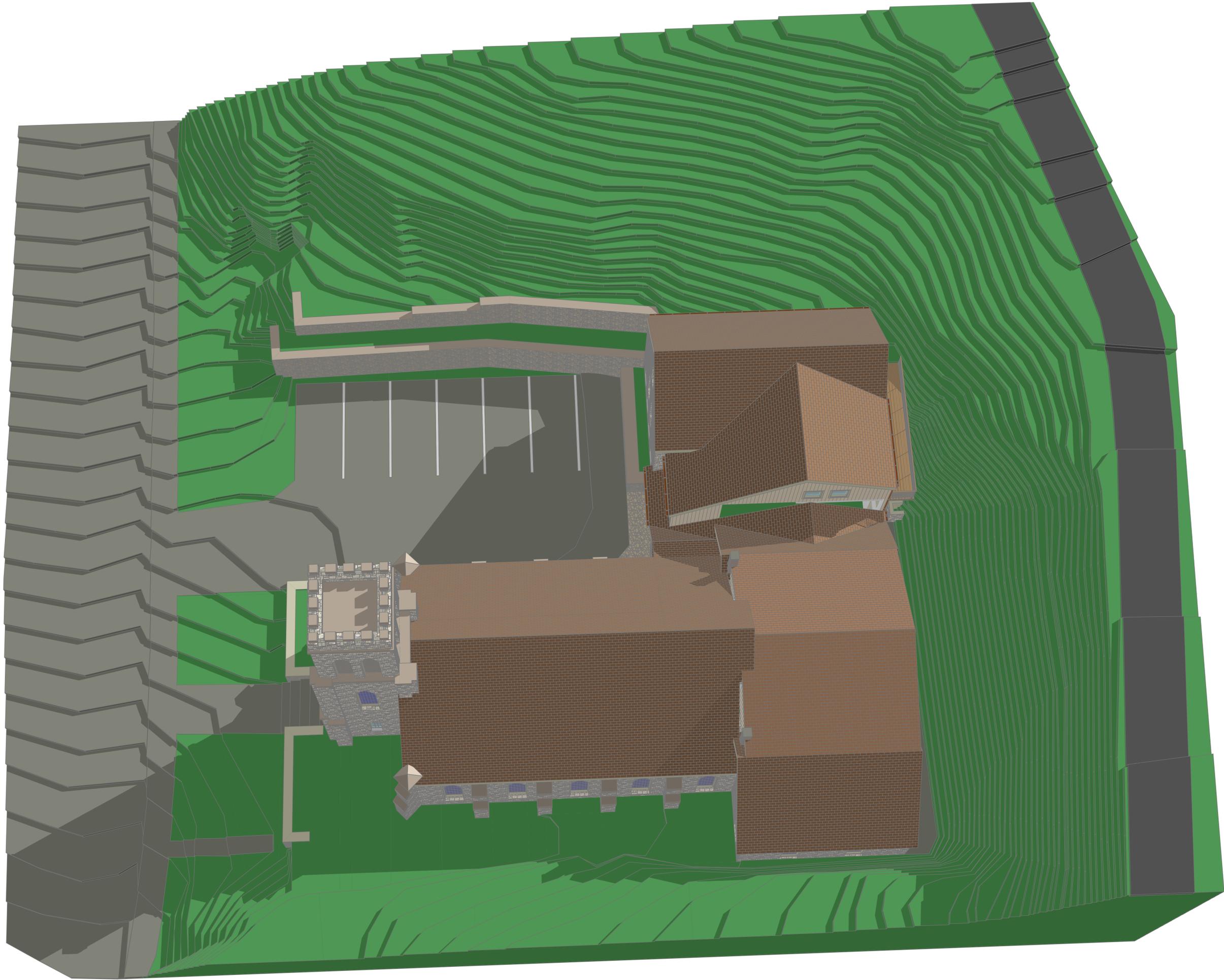
sheet
V8
of 16

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

Stone Veneer Scheme



Adam Johnson Architecture
211 Fourth Street, Galena, Illinois 61036-2400
© adamj33@gmail.com 815/281-1577
Drawings remain the sole property of the Architect; reproduction & use by permission only.



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

Stone Veneer Scheme





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.

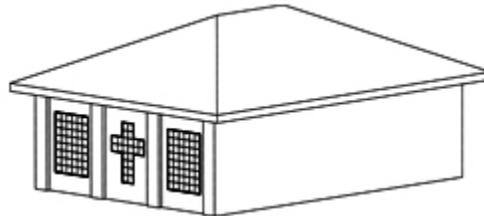
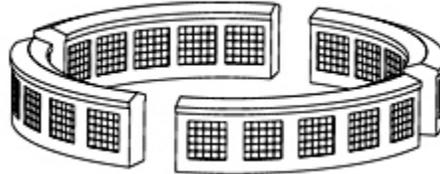
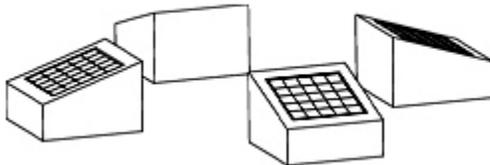
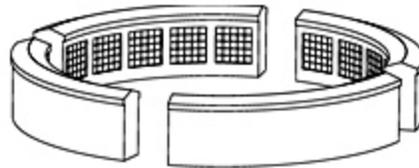
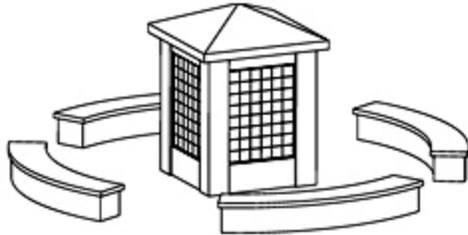
		COLUMBARIUM WIDTH							
		1'3"	2'6"	3'9"	5'0"	6'3"	7'6"	8'9"	10'0"
COLUMBARIUM HEIGHT	1'3"	4	8	12	16	20	24	28	32
	2'6"	8	16	24	32	40	48	56	64
	3'9"	12	24	36	48	60	72	84	96
	5'0"	16	32	48	64	80	96	112	128
	6'3"	20	40	60	80	100	120	140	160
	7'6"	24	48	72	96	120	144	168	192
	8'9"	28	56	84	112	140	168	196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





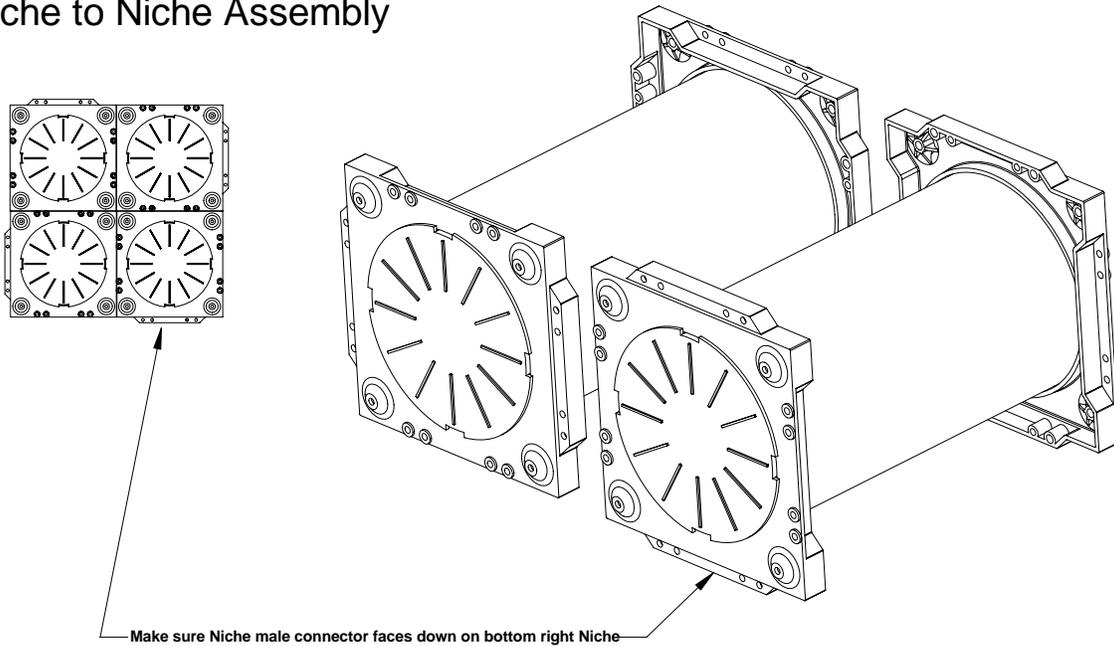
Our modular interlocking niche can be designed to fit into ANY space or configuration. Pre-existing interior or exterior wall applications, free standing consoles, and memorial garden designs are all possibilities with the Everest Columbarium. Create your own or we have adaptable site plans available.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

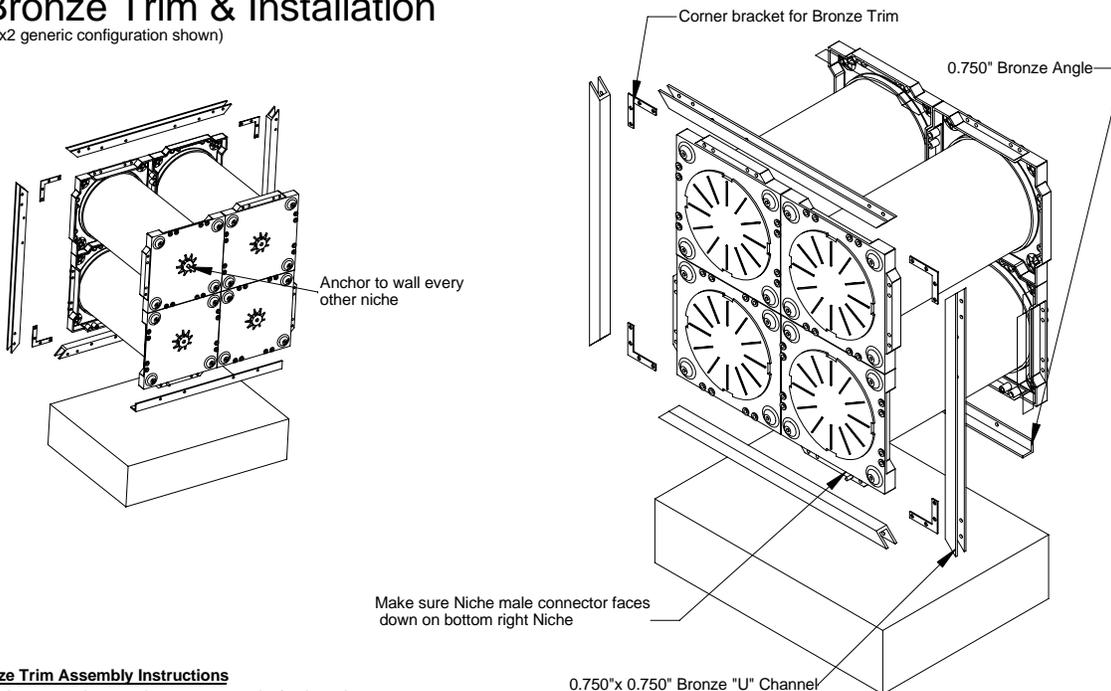
1. Make sure that male connector is facing down on first bottom right piece.
2. Attach Niches into rows via the S.S. 10x24x .750 screws- front & rear.
3. Stack rows and attach via screws- front & rear (KEEP SCREWS LOOSE)
4. When desired configuration is completely assembled, attach bronze trim
5. Tighten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

Everest Columbarium

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