

AGENDA
ZONING BOARD OF APPEALS

May 11, 2016

6:30 PM

CITY HALL, 101 GREEN STREET, GALENA, IL

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Approval of January 13, 2016 and April 13, 2016 ZBA Meeting Minutes are to be approved at the June 8, 2016 ZBA Meeting. No ZBA Meeting Minutes are up for approval at this meeting.

OLD BUSINESS

4. None

NEW BUSINESS

5. 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. *****A PUBLIC HEARING WILL BE HELD FOR THIS ITEM*****

COUNTY ZONING

6. None

WORKSESSION & OTHER

7. None

PUBLIC COMMENTS

8. Public Comments
9. Adjourn

Anyone who may require special assistance or special accommodation should contact City staff during office hours at 777-1050, prior to the meeting.

Posted May 6, 2016

By Matt Oldenburg

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: May 6, 2016

RE: 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.

Summary:

The applicant, on behalf of the owner, 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.

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.

PD 4/26/16 # 2.277833

CITY OF GALENA, ILLINOIS



Request for Special Use Permit

Name: Adam Johnson

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

Phone #: 815/281-1577 City Galena State Illinois Zip 61036
Email: adam@izso.net

Name of Property Owner (if different from applicant): Dan Balocca, the Felt Manor

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

Present Use of Property: Small Inn with 7 rooms Proposed Use: Small Inn with 8 rooms

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

Reason for Special Use

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

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

The Special Use would allow the expansion of the current Guest House into a Small Inn, making the rehabilitation of the existing coach house financially viable. With the expansion of the number of guest rooms from 7 to 8, by adding one more guest room to the two in the coach house, the property should support the cost of the reconstruction.

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

The ongoing success of the Felt Manor guest house indicates the popularity of this prominent historic home. This expansion of 1 additional room will increase stock of guest rooms available to bring tourists to the City, and also provide a unique ADA accessible guest room on a historic residential property.

Explain how the proposed use or expansion will contribute to the general welfare of the neighborhood or community: The expansion of the Felt Manor will increase the revenue that the property will generate, allowing for better maintenance and care for the property. The rehabilitation will increase property property values and taxes. The use of Historic Tax Credit will multiply the owners resources and bring outside funds to the community and increase awareness of historic preservation incentives.
The Accessible Suite will increase accessible facilities in the City and encourage future facilities.

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

Yes No If yes, please explain: _____

Supplemental Data

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

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

South: Historic homes and general residential properties.

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

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

*Surrounding properties are LDR District (orange color) with Indoor Institutional, Guesthouse and Indoor Entertainment land uses

Old City Cemetery

Abby's High St Guesthouse

Hellman Guesthouse

Tour Home

St. Matthew's Church

Carriage House

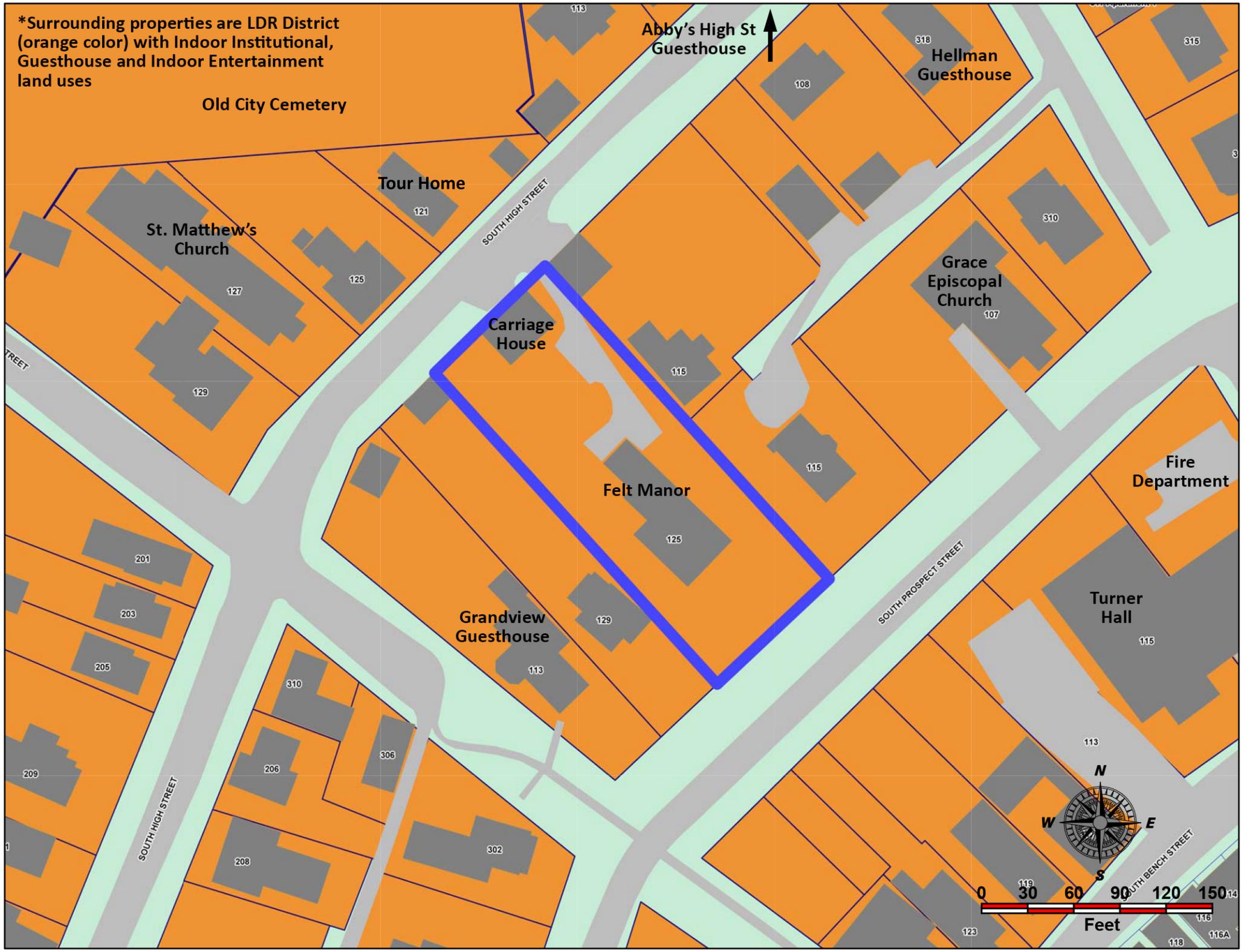
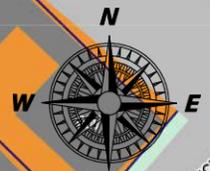
Grace Episcopal Church

Felt Manor

Fire Department

Grandview Guesthouse

Turner Hall





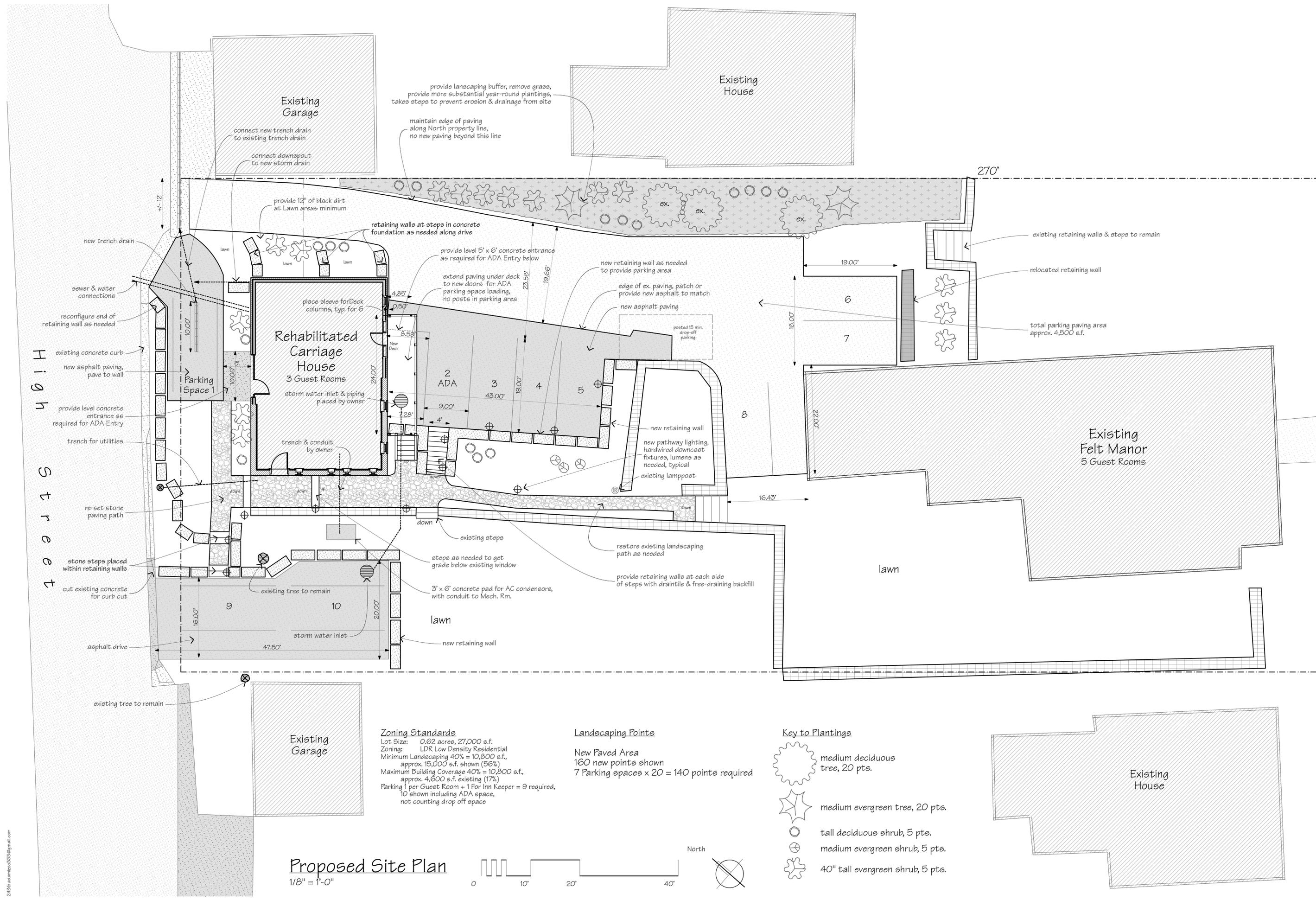








HIGH STREET



Zoning Standards
 Lot Size: 0.62 acres, 27,000 s.f.
 Zoning: LDR Low Density Residential
 Minimum Landscaping 40% = 10,800 s.f.,
 approx. 15,000 s.f. shown (56%)
 Maximum Building Coverage 40% = 10,800 s.f.,
 approx. 4,600 s.f. existing (17%)
 Parking 1 per Guest Room + 1 For Inn Keeper = 9 required,
 10 shown including ADA space,
 not counting drop off space

Landscaping Points
 New Paved Area
 160 new points shown
 7 Parking spaces x 20 = 140 points required

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

Proposed Site Plan
 1/8" = 1'-0"



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.

Site Plan for Zoning Review for Special Use Permit
Felt Manor Carriage House
 125 South Prospect Street, Galena, Illinois 61036

4/16/16
 Revisions:
 4/28/16
 Sheet
1
 of 1

Scope of Work

- This Project is a rehabilitation project which will be subject to the Secretary of the Interiors Standards for Rehabilitation and the Part 2 Application for State and Federal Historic Tax Credits.
- Existing roof structure to remain, building to be shored up by House Mover, existing overhead doors, existing walls from overhead doors around north end and north half of east wall to be totally rebuilt from the ground up to the existing roof structure. Concrete contractor, Carpenter and other trades to work around shoring until new structure is in place. Brick and stone veneer to be applied after shoring is removed.

General Notes

- Contractor to verify existing conditions before proceeding with the work.
- All work to conform to governing National, State, and Local Codes.
- At all existing plaster walls with sound plaster to remain, plaster to remain & be protected from damaging vibration.
- New exterior walls to be 2x6 studs at 16" on center, minimum, with brick veneer over Tyvek, tape seams with Tyvek tape & seal windows with Tyvek Window Wrap on 1/2" OSB sheathing with 2" closed cell spray foam insulation to seal structure with blown cellulose insulation to fill cavity, interior finish to be 1/2" drywall & painted.
- Repair existing stairs. New doors, casing & trim to match existing within space. Retain all existing woodwork and trim as possible. Retain existing beadboard ceilings & wainscot.
- Repair existing masonry as required using NPS Historic Preservation briefs as guidance. Match existing mortar & proceed with work after State approval. Rebuild existing chimney. Inspect existing foundation walls for damage & deterioration, repair as required. New brick veneer to be similar to existing masonry, provide new cut sills.
- All existing windows to be refurbished & painted. All glazing within 15' of floor and/or 24" of doors to be tempered safety glazing. Main entry doors to be Thermo Tru or approved equal, with entry lockset, verify style with owner.
- Roofing to be asphalt shingle roofing over ice & water shield on existing roof framing, repair & replace as needed. Provide R-50 blown cellulose with preformed rigid vent pans at each rafter space and roof vents as required.
- All ceramic tile to be installed over decoupling board or cement board. Wood floors to be site finished oak. Exterior Decks to be T&G composite deck.

Sitework

- Sitework to include all demolition, site clearing, excavation, back-filling, drainage grading. Provide silt fence & erosion control around perimeter of construction area.
- Provide 4" perforated drain tile around building perimeter set in 12" clean stone with 15# felt over.
- Provide new asphalt drive as required to be laid over 6" compacted gravel base, minimum.

Concrete

- Concrete to be 3000 psi at 28 days for walls & footings and 4000 psi at 28 days for slabs, minimum. All work in contact with concrete to be wolmanized. Provide a layer of sill seal at wood plates.
- Foundation walls to be continuous concrete as noted on drawings with 2" closed cell foam insulation & waterproofing. Footings to be 12" deep x 24" wide continuous concrete with three #4 bars continuous and keyway.
- Interior slab to be 4" concrete minimum, sealed, over 2" closed cell foam, 6 mil vapor barrier, on 6" minimum compacted fill. Protect edge of concrete slab with 2" closed cell foam around edge of slab.
- Provide 1/2" x 12" anchors bolts 12" from each corner and at 4'-0" o.c. elsewhere.

Structural

- Structural wood to be Doug-fir #2 or better unless noted otherwise. Contractor to provide all miscellaneous blocking, bracing, headers, hangers, and anchors as required.
- Provide new 9 1/2" I floor joists at new floors with 3/8" OSB sunfloor. Provide additional structure as indicated on framing plans.
- Structural Loads to be Floor: 40 psf live load, 15 psf dead load, Deck: 100 psf live load, 15 psf dead load, Roof: 35 psf live load, 10 psf dead load.

Mechanical

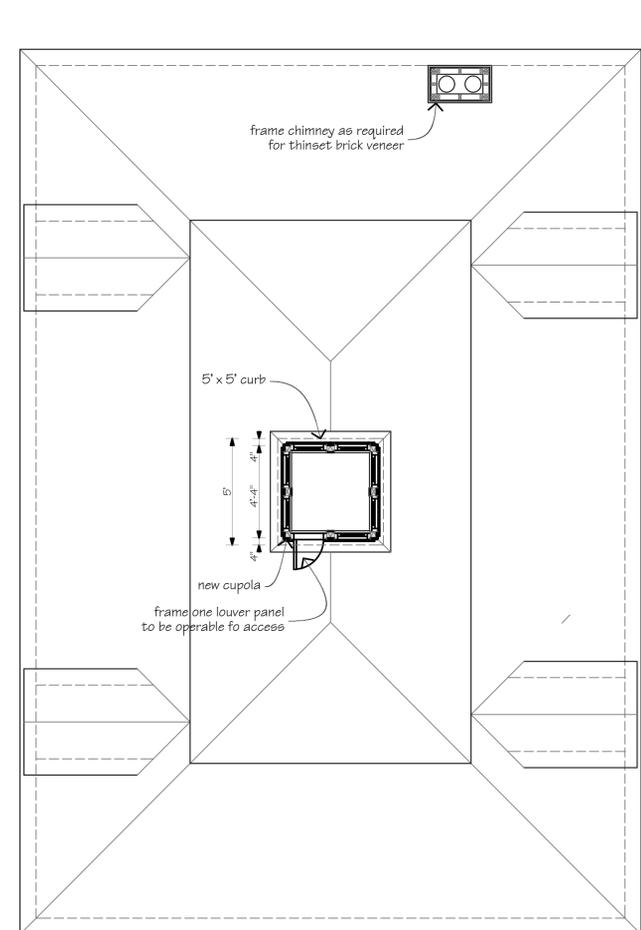
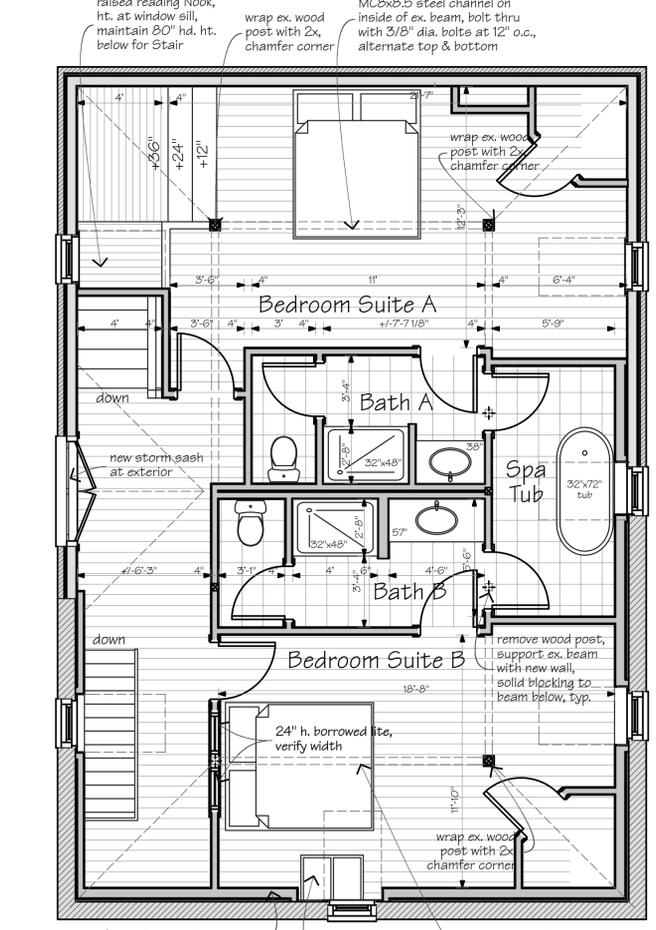
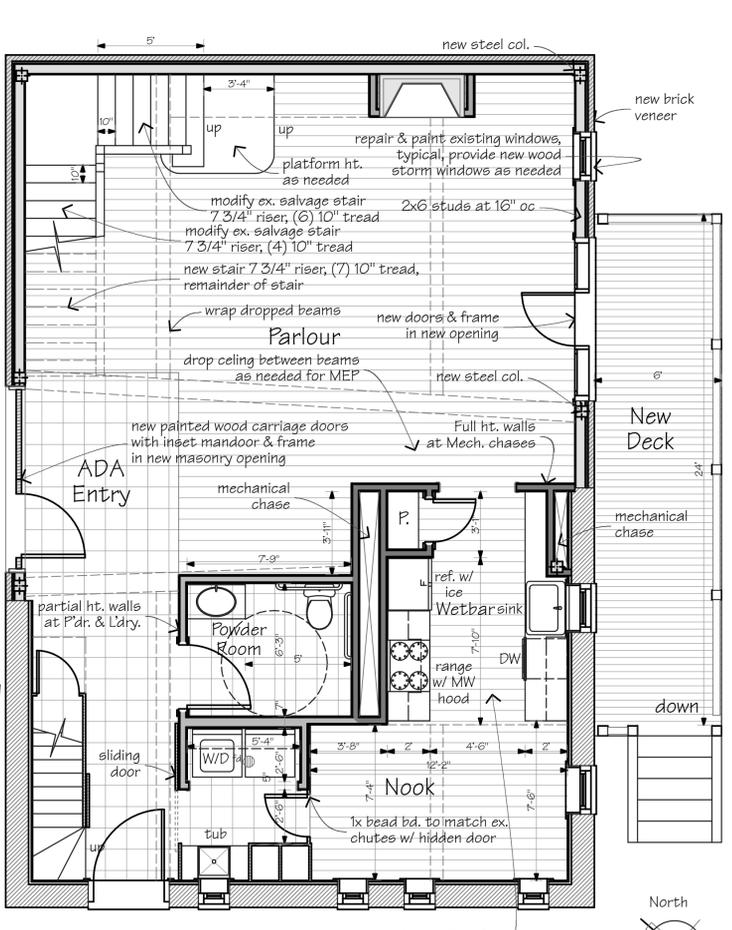
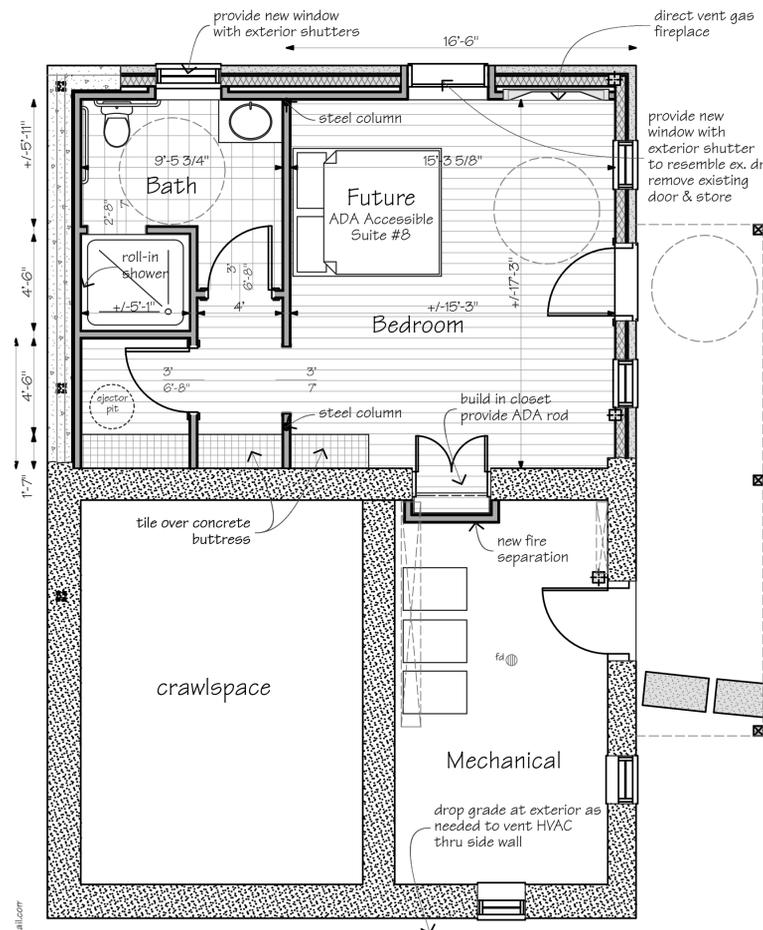
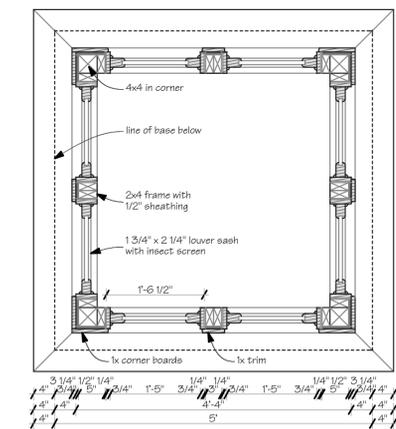
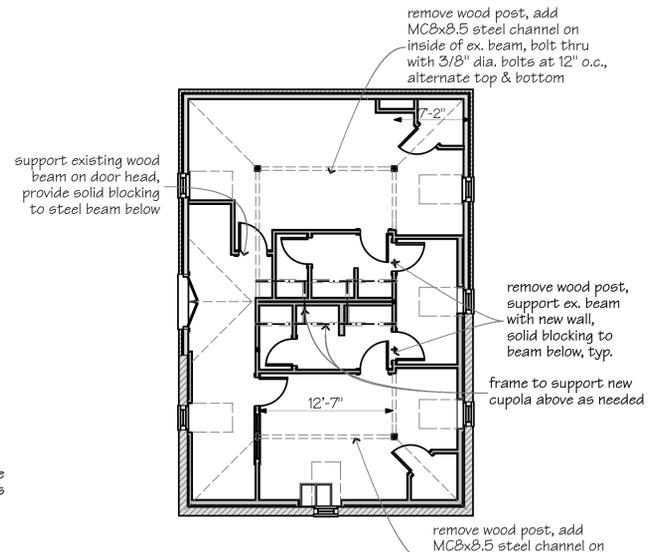
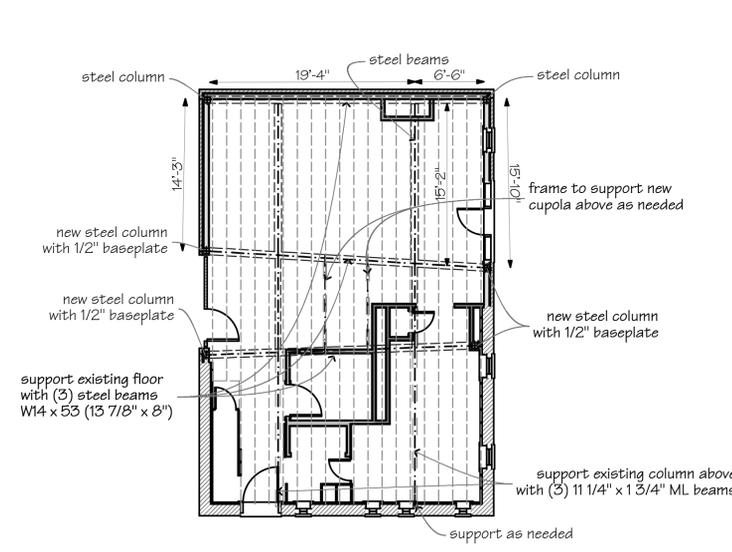
- Provide all new high efficiency gas forced air furnace with air conditioning. Provide gas piping & relocated meters as required. Size in accordance with ACCA manual parts D, I, S.
- Provide Energy Star rated exhaust fans.

Electrical

- All electrical wiring to conform to the National Electrical Code.
- Provide smoke detectors & Carbon Monoxide detectors as required.
- Provide electrical hook-ups for all new equipment.

Plumbing

- Install new plumbing fixtures as required, faucet to be by Delta, fixtures by Kohler or approved equal. Provide 1/6 GPF toilets, 1.75 GPM shower heads, 2.0 GPM Kitchen faucets, & 1.5 GPM bath faucets, maximum.
- Provide new 75 gallon electric water heater. Provide drain at Mechanical Equipment & Laundry as required with drainage pan.



Note: All work in Future Suite B to be future, rough in plumbing only. Pending Zoning Approval, space to be unfinished storage.

Proposed Basement Plan
1/4" = 1'-0" 1,114 s.f.

Proposed First Floor Plan
1/4" = 1'-0" 1,114 s.f.

Proposed Second Floor Plan
1/4" = 1'-0" 1,114 s.f.

Proposed Roof Plan
1/4" = 1'-0"

