



City of Galena, Illinois

AGENDA

ZONING BOARD OF APPEALS

WEDNESDAY, APRIL 12, 2017

6:30 P.M. – CITY HALL 101 GREEN STREET

ITEM	DESCRIPTION
17Z-2001	Call to Order by Presiding Officer
17Z-2002	Roll Call
17Z-2003	Establishment of Quorum

APPROVAL OF MINUTES

ITEM	DESCRIPTION	PAGE
17Z-2004	Approval of the Minutes of the Regular Meeting of March 8, 2017	3-14

UNFINISHED BUSINESS

ITEM	DESCRIPTION	PAGE
17S-12	Raymond Pace, LLC - Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District at 116 South Bench Street. ***PUBLIC HEARING***	15-18
17S-13	William Deiter - Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District at 301-303 North Main Street. ***PUBLIC HEARING***	19-22
17S-14	Aaron Johnson - Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District at 107 North West Street. ***PUBLIC HEARING***	23-26
17S-15	Mark Schlenker - Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District at 301 South High Street. ***PUBLIC HEARING***	27-30
17S-16	Kouz Properties, LLC - Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District at 242-246 North Main Street. ***PUBLIC HEARING***	31-34

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
17HCO-01	Matthew & Michael Blaum (Blaum Bros. Distillery) – Request for Highway 20 Development Permit to construct a new building and site improvements at 9380 U.S. Highway 20 West. ***PUBLIC HEARING***	35-42
17A-01	Pam Ehrler - Request for Map Amendment to rezone 11422 and part of 11500 West Chetlain Lane from Limited Agriculture to General Commercial. ***PUBLIC HEARING***	43-45
17S-18	Karl & Angela Stodden - Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District at 102 Third Street. ***PUBLIC HEARING***	46-49
17S-19	Cynthia Jacobson - Request for Special Use Permit to allow Accommodations, Vacation Rental – Single Room in the Low Density Residential District at 713 South Bench Street. ***PUBLIC HEARING***	50-53

OTHER BUSINESS

ITEM	DESCRIPTION	PAGE
17Z-2005	Public Comments <ul style="list-style-type: none">• Not to exceed 15 minutes as an agenda item• Not more than 3 minutes per speaker	
17Z-2006	Adjournment	

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Zoning Board of Appeals	Wed. May 10, 2017	6:30 P.M.	City Hall, 101 Green Street

Posted: April 7, 2017 at 4:30 p.m. Posted By: Matt Oldenburg

**MINUTES
ZONING BOARD OF APPEALS
MARCH 8, 2017**

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday March 8, 2017 at City Hall, 101 Green Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

Baranski	Present
Bochniak	Present
Cook	Present
Holman	Absent
Jansen	Present
Nybo	Present
Rosenthal	Present

A quorum was declared.

Zoning Administrator Matt Oldenburg, City Attorney Joe Nack and Shirley Johnson were also present.

APPROVAL OF MINUTES

MOTION: Cook moved, seconded by Baranski to approve the December 14, 2016 minutes.

Motion carried on voice vote.

MOTION: Cook moved, seconded by Bochniak to approve the February 8, 2017 minutes.

Motion carried on voice vote.

UNFINISHED BUSINESS

Cal. No. 17S-06, Applicant and Owner: John & Robin Vaughn, 910 Park Avenue, Galena, IL 61036. Location: Parcel: 06-500-135-00, North 38 feet of Lot 8 in Block 22 of the Original Town East of the Galena River, Galena, Jo Daviess County, Illinois. Common Address is 910 Park Avenue, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in a Low Density Residential District.

MOTION: Baranski moved, seconded by Jansen to ratify the Findings of Fact as presented.

As Roll Call was:

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

Motion carried.

Cal. No. 17S-07, Applicant and Owner: James & Josephine Asta, 500 North High Street, Galena, IL 61036. Location: Parcel: 22-100-853-10, Part of Lots 1 & 2 in Block 22 of the Original Lots, Galena, Jo Daviess County, Illinois. Common Address is 500 North High Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental – Single Room in the Low Density Residential District.

MOTION: Baranski moved, seconded by Cook to ratify the Findings of Fact as presented based on the criteria, conclusions and determination of those set forth in Cal. No.17S-06.

As Roll Call was:

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

Motion carried.

Cal. No. 17S-08, Applicant and Owner: Merle & Mary Neises, 507 South Bench Street, Galena, IL 61036. Location: Parcel: 22-100-187-00, E ½ of Lot 9 and the E ½ & S ½ of Lot 10 on the West Side of Bench Street, Galena, Jo Daviess County, Illinois. Common Address is 507 South Bench Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District.

MOTION: Jansen moved, seconded by Baranski to ratify the Findings of Fact as presented based on the criteria, conclusions and determination of those set forth in Cal. No.17S-06.

As Roll Call was:

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

Motion carried.

Cal. No. 17S-10, Applicant and Owner: Michael & Samantha Blaum, 510 Park Avenue, Galena, IL 61036. Location: Parcel: 06-500-095-00, S ½ of Lots 4 & 17 and NE 20' of Lot 16 of the Original Town East of the Galena River, Galena, Jo Daviess County, Illinois. Common Address is 510 Park Avenue, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental – Single Room in the Low Density Residential District.

MOTION: Bochniak moved, seconded by Cook to ratify the Findings of Fact as presented based on the criteria, conclusions and determination of those set forth in Cal. No.17S-06

As Roll Call was:

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

Motion carried

Cal. No. 17S-09, Applicant and Owner: Earl & Kimberly Thompson, 204-206 North Main Street, Galena, IL 61036. Location: Parcels: 22-100-100-00 & 22-100-101-00, 9' x 37' of Lot 53 & NE 20' of Lot 54, Part of Lot 53, N 5' of Lot 54 and S 15' of Lot 55, West Side of Main & Bench Streets, Galena, Jo Daviess County, Illinois. Common Address is 204-206 North Main Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District.

MOTION: Baranski moved, seconded by Bochniak to ratify the Findings of Fact as written.

As Roll Call was:

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

Motion carried.

Cal. No. 17S-11, Applicant and Owner: Todd & Candy Walburg, 614 South Prospect Street, Galena, IL 61036 and Owners: Craig & Leslie Jean DuBois, 606 South Prospect Street, Galena, IL 61036; and Mary Proietti, 701 South Bench Street, Galena, IL 61036. Location: Parcels: 22-100-262-00, 22-100-263-00, 22-100-264-00, S Part of Lot 6 & N Part of Lot 7, W 35' of Lot 8, W 94.66' of Lot 9, between Bench & Prospect Streets, Galena, Jo Daviess County, Illinois. Common Addresses are 606 & 614 South Prospect Street and 701 South Bench Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Small Inn in the Low Density Residential District.

MOTION: Jansen moved, seconded by Bochniak to ratify the Findings of Fact as written.

As Roll Call was:

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

Motion carried.

NEW BUSINESS

Cal. No. 17S-12, Applicant: Raymond Pace, LLC, 505 Aurora Avenue, Boulder, CO 80302 and Owner: Richard Hess & Elizabeth Boggess, 116 South Bench Street, Galena, IL 61036. Location: Parcel: 22-100-060-03, Part of Lots 38 & 39, Lots between Main & Bench Streets, Galena, Jo Daviess County, Illinois. Common Address is 116 South Bench Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District.

*****PUBLIC HEARING*****

MOTION: Bochniak moved, seconded by Cook to open the Public Hearing on Cal. No. 17S-12.

Motion carried on voice vote.

Nack swore in those wishing to testify at this public hearing.

Joan Raymond 505 Aurora Avenue, Boulder Colorado said she is requesting a Special Use Permit for a vacation rental at 116 S Bench Street. She also has a second home on Park Avenue where she stays when she comes to Galena.

No one else presented testimony either in favor of or against the request.

MOTION: Jansen moved, seconded by Bochniak to close the Public Hearing on Cal. No. 17S-12.

Motion carried on voice vote.

MOTION: Baranski moved, seconded by Bochniak to draft a positive Finding of Fact to approve the request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District for Cal. No. 17S-12.

Discussion: Baranski reviewed 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. *The proposed plan meets the site plan review standards.*
- (2) *District standards.* The underlying zoning district standards established in § 154.201 through § 154.209 including the defining characteristics of the district; *This proposed use meets the district standards.*
- (3) *Specific standards.* The land use regulations established in § 154.406; *The proposed use meets the specific standards established in §154.015, §154.403.1 and §154.406(D)(18).*
- (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. *Complimentary uses are available to the project.*
- (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. *The proposed use will protect the privacy of adjacent properties.*

(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. *There is no change to the physical aspect of the existing development and therefore should have a minimal impact on the use and enjoyment of adjacent properties.*

(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 design and integration of the proposed use has no projected impact on adjacent properties regarding nuisances. The impact of the number of guests is congruent with a residential use at the site.*

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.

As Roll Call was:

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

Motion carried.

Cal. No. 17S-13, Applicant: William Deiter, 314 Third Street, Galena, IL 61036 and Owner: WK Development LLC, 301 North Main Street, Galena, IL 61036. Location: Parcel: 22-100-382-00, North 83' 7" of Lot 43, Northwest part of Lot 42, Center Addition, Galena, Jo Daviess County, Illinois. Common Address is 301-303 North Main Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District.

*****PUBLIC HEARING*****

MOTION: Bochniak moved, seconded by Baranski to open the Public Hearing on Cal. No. 17S-13.

Motion carried on voice vote.

Nack swore in those wishing to testify at this public hearing.

William (Jack) Deiter, 314 Third Street Galena said he has is asking for a Special Use Permit for vacation rental at 301 and 303 N Main Street.

Rosenthal asked Deiter how many rentals he was requesting.

Deiter said two units.

Oldenburg said the square footage would allow for two guests in each unit.

Baranski asked who would be managing this.

Deiter said he would.

Baranski asked about the other rentals in the building.

Deiter said these are occupied by traditional long term renters.

No one else presented testimony either in favor of or against the request.

MOTION: Bochniak moved, seconded by Cook to close the Public Hearing on Cal. No. 17S-13.

Motion carried on voice vote.

MOTION: Bochniak moved, seconded by Cook to draft a positive Finding of Fact to approve the request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District for Cal. No. 17S-13 based on the guidelines and approval criteria similar to those of Cal. No. 17S-12.

As Roll Call was:

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

Motion carried.

Cal. No. 17S-14, Applicant and Owner: Aaron Johnson, 107 North West Street, Galena, IL 61036. Location: Parcel: 22-100-836-00, Part of Lots 1 & 3, Block 21, Original Lots, Galena, Jo Daviess County, Illinois. Common Address is 107 North West Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District.
*****PUBLIC HEARING*****

Baranski said that due to a conflict of interest he would like to recuse himself from this agenda item.

Chairperson Rosenthal approved Baranski's request.

MOTION: Bochniak moved, seconded by Jansen to open the Public Hearing on Cal. No. 17S-14.

Motion carried on voice vote.

Nack swore in those wishing to testify at this public hearing.

Aaron Johnson, 107 N West Street Galena is proposing to rent his single family three-bedroom home to families for a two-night minimum stay.

Bochniak asked if Johnson would be managing the property.

Johnson said he would.

Oldenburg said the square footage allows six guests and that Johnson would be installing a drive way to provide off street parking for up to two cars.

No one else presented testimony either in favor of or against the request.

MOTION: Bochniak moved, seconded by Cook to close the Public Hearing on Cal. No. 17S-14.

Motion carried on voice vote.

MOTION: Jansen moved, seconded by Cook to draft a positive Finding of Fact to approve the request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District for Cal. No. 17S-14.

Discussion: Jansen reviewed 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. *The proposed plan meets the site plan review standards.*
- (2) *District standards.* The underlying zoning district standards established in § 154.201 through § 154.209 including the defining characteristics of the district; *This proposed use meets the district standards.*
- (3) *Specific standards.* The land use regulations established in § 154.406; *The proposed use meets the specific standards established in §154.015, §154.403.1 and §154.406(D)(18).*
- (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. *Complimentary uses are available to the project.*
- (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. *The proposed use will protect the privacy of adjacent properties.*
 - (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. *There is no change to the physical aspect of the existing development and therefore should have a minimal impact on the use and enjoyment of adjacent properties.*
 - (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 design and integration of the proposed use has no projected impact on adjacent properties regarding nuisances. The impact of the number of guests is congruent with a residential use at the site.*

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.

As Roll Call was:

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

Motion carried.

Baranski returned to the table.

Cal. No. 17S-15, Applicant and Owner: Mark Schlenker, 301 South High Street, Galena, IL 61036. Location: Parcel: 22-100-625-00, Lots 2, 4, East 50' of Lot 1 and East ¼ of Lot 3, Block 8, Original Lots, Galena, Jo Daviess County, Illinois. Common Address is 301 South High Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District. ****PUBLIC HEARING***

MOTION: Jansen moved, seconded by Bochniak to open the Public Hearing on Cal. No. 17S-15.

Motion carried on voice vote.

Nack swore in those wishing to testify at this public hearing.

Mark Schlenker, 301 S High Street Galena owns the property and is requesting a Special Use Permit to allow vacation rental of the coach house.

No one else presented testimony either in favor of or against the request.

MOTION: Bochniak moved, seconded by Cook to close the Public Hearing on Cal. No. 17S-15.

Motion carried on voice vote.

MOTION: Bochniak moved, seconded by Jansen to draft a positive Finding of Fact to for Cal. No. 17S-15 based on the guidelines and approval criteria similar to that of Cal. No. 17S-14.

As Roll Call was:

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

Motion carried.

Cal. No. 17S-16, Applicant and Owner: Kouz Properties, LLC, 242-246 North Main Street, Galena, IL 61036. Location: Parcel: 22-100-119-00, S ½ of Lot 5 and Lot 7, Block C, Lots in Wedge, Galena, Jo Daviess County, Illinois. Common Address is 242-246 North Main Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District. ***PUBLIC HEARING***

MOTION: Baranski moved, seconded by Bochniak to open the Public Hearing on Cal. No. 17S-16.

Motion carried on voice vote.

Nack swore in those wishing to testify at this public hearing.

Catherine Kouzmanoff, 219 South Prospect Street Galena said they are working to renovate the upper floors at 242, 244 and 246 North Main Street. The building is in disrepair and they have been working with the City to comply with all regulations. This is a great opportunity to do a full renovation and improve a downtown building.

Bochniak asked if the total number of allowed guests would be nine.

Oldenburg said there would be 4 units (A, B, C, D.) A, B and C would have two guests and D would have three possibly four guests. This is based on square footage and egress.

Rosenthal asked about access.

Kouzmanoff said they would have a ramp off Franklin Street to compliment the fully compliant ADA wheelchair accessible unit. They will also have stairs that run from the back of the building to Diagonal Street.

No one else presented testimony either in favor of or against the request.

MOTION: Bochniak moved, seconded by Cook to close the Public Hearing on Cal. No. 17S-16.

Motion carried on voice vote.

MOTION: Baranski moved, seconded by Jansen to draft a positive Finding of Fact to approve the request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District for Cal. No. 17S-16 based on the guidelines and approval criteria similar to that of Cal. No. 17S-12.

As Roll Call was:

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

Motion carried.

COUNTY ZONING

None

WORKSESSION/OTHER

None

PUBLIC COMMENTS

None

MOTION: Bochniak moved, seconded by Jansen to adjourn the meeting at 7:10pm.

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: 17S-12

APPLICATION BY: Raymond Pace, LLC, 116 South Bench Street,
Galena, IL 61036.

FOR: A Special Use Permit to allow Accommodations, Vacation
Rental in a Downtown Commercial District.

FINDINGS OF FACT

PROCEDURES

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on March 8, 2017. 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 a one-dwelling vacation rental in the Downtown Commercial District.

A site plan review of the proposed request has been conducted per the criteria listed in §154.914. All exterior development is existing and no further development is needed.

Number of Guests: Maximum occupancy load for this dwelling unit is six (6) guests. This is determined by the International Fire Code, International Building Code and NFPA on the basis of minimum 200 square feet per person gross (IFC Table 1004.1.2), with an additional requirement for two means of fire-protected egress for each sleeping area (NFPA 24.2.2.1.1). In this case, the bedroom, sunroom and living room can each sleep two guests.

Lot Capacity: The lot size is 1,310 square feet, or 0.03 acres. The structure is situated along South Bench Street. The site is already properly landscaped with well-established vegetation and

lighting. The lot can easily absorb the impact of this land use with minimal impact on surrounding properties.

Availability and impact of parking: There is no off-street parking requirement in the Downtown Commercial District.

Emergency measures: Staff will ensure that emergency lighting, exits, posted floor plans and emergency telephone are in place before license is issued.

Staff recommends approval of this request. Land uses surrounding the property include residences, commercial and tourist attractions.

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:

- **Joan Raymond, 505 Aurora Avenue, Boulder, CO**, spoke as the applicant. Raymond said she is requesting a Special Use Permit for a vacation rental at 116 S Bench Street. She also has a second home on Park Avenue where she stays when she comes to Galena.

Testimony Presented in Opposition to the Proposal:

- There was no testimony in opposition to the request.

APPLICABLE SECTIONS OF THE ZONING ORDINANCE

- Section 154.005 sets forth the Intent and Purpose of the Zoning Ordinance.
- Section 154.015 defines Accommodations, Vacation Rental.
- Section 154.201 (C) (6) provides a definition and description of the Downtown Commercial 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) (18) defines and outlines the regulations for Accommodations, Vacation Rental.

- 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 Downtown Commercial District.
2. The Zoning Ordinance provides for Accommodations, Vacation Rental as follows:
 - a. Accommodations, Vacation Rental is permitted only by Special Use Permit as a principal commercial land use in a Downtown Commercial District.
3. The Downtown Commercial District is intended to permit both large-and small-scale downtown commercial development at an intensity which provides significant incentives for infill development, redevelopment and the continued economic viability of existing development. Accordingly, the district standards are crafted to work in conjunction with the requirements of the Historic District. A wide range of office, retail and lodging land uses are permitted within the district. Consistent with existing development patterns, no requirements for on-site landscaping or parking or required in this district for Permitted Uses. This district is strictly limited to central city.
4. The applicant seeks a Special Use Permit to allow Vacation Rental as a principal commercial land use in a Downtown Commercial District.
5. The property is meets the detailed regulations for a vacation rental.

DETERMINATION

Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by Raymond Pace, LLC for a Special Use Permit to allow Accommodations, Vacation Rental as a principal commercial land use in a Downtown Commercial 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 Downtown Commercial District and is consistent with the defining characteristics of the district.
3. The request meets the detailed land use regulations established for Accommodations, Vacation Rental land 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 Raymond Pace, LLC for a Special Use Permit to allow Accommodations, Vacation Rental as a principal commercial land use in a Downtown Commercial District should be approved.

PASSED AND APPROVED this 8th day of March, A.D. 2017, by the Galena Zoning Board of Appeals by a vote of 5 ayes, 0 nays, 1 absent, 1 abstain, 0 recused.

John Rosenthal, Chairperson

DECISION

ZONING BOARD OF APPEALS OF THE CITY OF GALENA

REGARDING

CALENDAR NUMBER: 17S-13

APPLICATION BY: William Deiter, 301-303 North Main Street,
Galena, IL 61036.

FOR: A Special Use Permit to allow Accommodations, Vacation
Rental in a Downtown Commercial District.

FINDINGS OF FACT

PROCEDURES

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on March 8, 2017. 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 a two-dwelling vacation rental in the Downtown Commercial District. Specifically, the applicant requests the vacation rental use for units 201 and 202.

A site plan review of the proposed request has been conducted per the criteria listed in §154.914. All exterior development is existing and no further development is needed.

Number of Guests: Maximum occupancy load for both dwelling units is two (2) guests each. This is determined by the International Fire Code, International Building Code and NFPA on the basis of minimum 200 square feet per person gross (IFC Table 1004.1.2), with an additional requirement for two means of fire-protected egress for each sleeping area (NFPA 24.2.2.1.1).

Lot Capacity: The lot size is 5,460 square feet, or 0.13 acres. The structure is situated at the intersection of Franklin and North Main Street and currently houses six apartments above a

restaurant. The lot can easily absorb the impact of this land use with minimal impact on surrounding properties.

Availability and impact of parking: There is no off-street parking requirement in the Downtown Commercial District.

Emergency measures: Staff will ensure that emergency lighting, exits, posted floor plans and emergency telephone are in place before license is issued.

Staff recommends approval of this request. Land uses surrounding the property include residences, commercial and tourist attractions.

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:

- **William (Jack) Deiter, 314 Third Street, Galena** spoke as the applicant. Deiter said he is asking for a Special Use Permit for vacation rental at 301 and 303 N Main Street.

Rosenthal asked Deiter how many rentals he was requesting.

Deiter said two units.

Oldenburg said the square footage would allow for two guests in each unit.

Baranski asked who would be managing this.

Deiter said he would.

Baranski asked about the other rentals in the building.

Deiter said these are occupied by traditional long term renters.

Testimony Presented in Opposition to the Proposal:

- There was no testimony in opposition to the request.

APPLICABLE SECTIONS OF THE ZONING ORDINANCE

- Section 154.005 sets forth the Intent and Purpose of the Zoning Ordinance.
- Section 154.015 defines Accommodations, Vacation Rental.
- Section 154.201 (C) (6) provides a definition and description of the Downtown Commercial 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) (18) defines and outlines the regulations for Accommodations, Vacation Rental.
- 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 Downtown Commercial District.
2. The Zoning Ordinance provides for Accommodations, Vacation Rental as follows:
 - a. Accommodations, Vacation Rental is permitted only by Special Use Permit as a principal commercial land use in a Downtown Commercial District.
3. The Downtown Commercial District is intended to permit both large-and small-scale downtown commercial development at an intensity which provides significant incentives for infill development, redevelopment and the continued economic viability of existing development. Accordingly, the district standards are crafted to work in conjunction with the requirements of the Historic District. A wide range of office, retail and lodging land uses are permitted within the district. Consistent with existing development patterns, no requirements for on-site landscaping or parking or required in this district for Permitted Uses. This district is strictly limited to central city.
4. The applicant seeks a Special Use Permit to allow Vacation Rental as a principal commercial land use in a Downtown Commercial District. The request is for two dwelling units.
5. The property is meets the detailed regulations for a vacation rental.

DETERMINATION

Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by William Deiter for a Special Use Permit to allow Accommodations, Vacation Rental as a principal commercial land use in a Downtown Commercial 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 Downtown Commercial District and is consistent with the defining characteristics of the district.
3. The request meets the detailed land use regulations established for Accommodations, Vacation Rental land 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 William Deiter for a Special Use Permit to allow Accommodations, Vacation Rental as a principal commercial land use in a Downtown Commercial District should be approved.

PASSED AND APPROVED this 8th day of March, A.D. 2017, by the Galena Zoning Board of Appeals by a vote of 5 ayes, 0 nays, 1 absent, 1 abstain, 0 recused.

John Rosenthal, Chairperson

DECISION

**ZONING BOARD OF APPEALS
OF THE CITY OF GALENA**

REGARDING

CALENDAR NUMBER: 17S-14

APPLICATION BY: Aaron Johnson, 107 North West Street,
Galena, IL 61036.

FOR: A Special Use Permit to allow Accommodations, Vacation
Rental 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 March 8, 2017. 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 a one-dwelling vacation rental in a Low Density Residential District.

A site plan review of the proposed request has been conducted per the criteria listed in §154.914. All exterior development is existing and no further development is needed.

Number of Guests: Maximum occupancy load for this dwelling unit is six (6) guests. This is determined by the International Fire Code, International Building Code and NFPA on the basis of minimum 200 square feet per person gross (IFC Table 1004.1.2), with an additional requirement for two means of fire-protected egress for each sleeping area (NFPA 24.2.2.1.1).

Lot Capacity: The lot size is 13,800 square feet, or 0.32 acres. The structure is situated along North West Street and will take driveway access from that street with a new driveway. The site is

already properly landscaped with well-established vegetation and lighting. The lot can easily absorb the impact of this land use with minimal impact on surrounding properties.

Availability and impact of parking: The driveway can accommodate two vehicles off-street. The parking regulations require one (1) off-street space per four (4) guests. The Staff determined a maximum occupancy of six (6) guests, therefore two off-street parking spaces are required. The plan indicates room for up to three off-street parking spaces which will be installed this Spring.

Emergency measures: Staff will ensure that emergency lighting, exits, posted floor plans and emergency telephone are in place before license is issued.

Staff recommends approval of this request. Land uses surrounding the property include residences.

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:

- Aaron Johnson, 107 N West Street, Galena is proposing to rent his single family three-bedroom home to families for a two-night minimum stay.

Bochniak asked if Johnson would be managing the property.

Johnson said he would.

Oldenburg said the square footage allows six guests and that Johnson would be installing a drive way to provide off-street parking for up to two cars.

Testimony Presented in Opposition to the Proposal:

- There was no testimony in opposition to the request.

APPLICABLE SECTIONS OF THE ZONING ORDINANCE

- Section 154.005 sets forth the Intent and Purpose of the Zoning Ordinance.

- Section 154.015 defines Accommodations, Vacation Rental.
- 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) (18) defines and outlines the regulations for Accommodations, Vacation Rental.
- 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 Accommodations, Vacation Rental as follows:
 - a. Accommodations, Vacation Rental 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. Density and intensity standards for this district are designed to ensure that the Low Density Residential District shall serve as a designation which preserves and protects the residential community character of its area.
4. The applicant seeks a Special Use Permit to allow a one-unit Vacation Rental as a principal commercial land use in a Low Density Residential District.
5. The property is meets the detailed regulations for a vacation rental.

DETERMINATION

Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by Aaron Johnson for a Special Use Permit to allow Accommodations, Vacation Rental 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 appropriate to the defining characteristics of the district.
3. The request meets the detailed land use regulations established for Accommodations, Vacation Rental land 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 Aaron Johnson for a Special Use Permit to allow Accommodations, Vacation Rental as a principal commercial land use in a Low Density Residential District should be approved.

PASSED AND APPROVED this 8th day of March, A.D. 2017, by the Galena Zoning Board of Appeals by a vote of 5 ayes, 0 nays, 1 absent, 1 abstain, 0 recused.

John Rosenthal, Chairperson

DECISION

ZONING BOARD OF APPEALS OF THE CITY OF GALENA

REGARDING

CALENDAR NUMBER: 17S-15

APPLICATION BY: Mark Schlenker, 301 South High Street,
Galena, IL 61036.

FOR: A Special Use Permit to allow Accommodations, Vacation
Rental 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 March 8, 2017. 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 a one-dwelling vacation rental in a Low Density Residential District. The structure to be used is the carriage house that served the main dwelling, the Victorian Mansion.

A site plan review of the proposed request has been conducted per the criteria listed in §154.914. All exterior development is existing and no further development is needed.

Number of Guests: Maximum occupancy load for this dwelling unit is four (4) guests. This is determined by the International Fire Code, International Building Code and NFPA on the basis of minimum 200 square feet per person gross (IFC Table 1004.1.2), with an additional requirement for two means of fire-protected egress for each sleeping area (NFPA 24.2.2.1.1).

Lot Capacity: The lot size is 57,325 square feet, or 1.07 acres. The structure is situated along Green Street near the intersection of High Street and will take driveway access from South High

Street. The site is already properly landscaped with well-established vegetation and lighting. The main structure on the property, the Victorian Mansion, currently operates as an eight-room Small Inn. The lot can easily absorb the impact of this land use with minimal impact on surrounding properties.

Availability and impact of parking: The driveway can accommodate up to seven vehicles off-street. The parking regulations require one (1) off-street space per four (4) guests. The Staff determined a maximum occupancy of four (4) guests, therefore one off-street parking space is required. There is ample parking space to accommodate this request along with the Small Inn's guests.

Emergency measures: Staff will ensure that emergency lighting, exits, posted floor plans and emergency telephone are in place before license is issued.

Staff recommends approval of this request. Land uses surrounding the property include residences.

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:

- **Mark Schlenker, 301 S High Street, Galena** owns the property and is requesting a Special Use Permit to allow vacation rental of the coach house.

Testimony Presented in Opposition to the Proposal:

- There was no testimony in opposition to the request.

APPLICABLE SECTIONS OF THE ZONING ORDINANCE

- Section 154.005 sets forth the Intent and Purpose of the Zoning Ordinance.
- Section 154.015 defines Accommodations, Vacation Rental.
- 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) (18) defines and outlines the regulations for Accommodations, Vacation Rental.
- 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 Accommodations, Vacation Rental as follows:
 - a. Accommodations, Vacation Rental 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. Density and intensity standards for this district are designed to ensure that the Low Density Residential District shall serve as a designation which preserves and protects the residential community character of its area.
4. The applicant seeks a Special Use Permit to allow a one-unit Vacation Rental as a principal commercial land use in a Low Density Residential District.
5. The property is meets the detailed regulations for a vacation rental.

DETERMINATION

Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by Mark Schlenker for a Special Use Permit to allow Accommodations, Vacation Rental 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 appropriate to the defining characteristics of the district.
3. The request meets the detailed land use regulations established for Accommodations, Vacation Rental land 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 Mark Schlenker for a Special Use Permit to allow Accommodations, Vacation Rental as a principal commercial land use in a Low Density Residential District should be approved.

PASSED AND APPROVED this 8th day of March, A.D. 2017, by the Galena Zoning Board of Appeals by a vote of 5 ayes, 0 nays, 1 absent, 1 abstain, 0 recused.

John Rosenthal, Chairperson

DECISION

ZONING BOARD OF APPEALS OF THE CITY OF GALENA

REGARDING

CALENDAR NUMBER: 17S-16

APPLICATION BY: Kouz Properties, LLC, 242-246 North Main Street,
Galena, IL 61036.

FOR: A Special Use Permit to allow Accommodations, Vacation
Rental in a Downtown Commercial District.

FINDINGS OF FACT

PROCEDURES

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on March 8, 2017. 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 a four-dwelling vacation rental in the Downtown Commercial District.

A site plan review of the proposed request has been conducted per the criteria listed in §154.914. All exterior development is existing and no further development is needed.

Number of Guests: Maximum occupancy load for the total request is nine (9) guests. This is determined by the International Fire Code, International Building Code and NFPA on the basis of minimum 200 square feet per person gross (IFC Table 1004.1.2), with an additional requirement for two means of fire-protected egress for each sleeping area (NFPA 24.2.2.1.1). In this case, Unit A can have two (2) guests, Unit B can have two (2) guests, Unit C can have two (2) guests and Unit D can have three (3) guests. The plan originally called for loft space for Units B & D, however, the Historic Preservation Commission denied the additional clear story, thereby eliminating that space as an option.

Lot Capacity: The lot size is 3,880 square feet, or 0.1 acres. The structure is situated at the intersection of Franklin and North Main Street and currently houses 1 apartment and open space above a bar establishment. The lot can easily absorb the impact of this land use with minimal impact on surrounding properties.

Availability and impact of parking: There is no off-street parking requirement in the Downtown Commercial District.

Emergency measures: Staff will ensure that emergency lighting, exits, posted floor plans and emergency telephone are in place before license is issued.

Staff recommends approval of this request. Land uses surrounding the property include residences, commercial and tourist attractions.

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:

- **Catherine Kouzmanoff, 219 South Prospect Street, Galena** spoke as the applicant and owner. She stated that they are working to renovate the upper floors at 242, 244 and 246 North Main Street. The building is in disrepair and they have been working with the City to comply with all regulations. This is a great opportunity to do a full renovation and improve a downtown building.

Bochniak asked if the total number of allowed guests would be nine.

Oldenburg said there would be 4 units (A, B, C, D.) A, B and C would have two guests and D would have three possibly four guests. This is based on square footage and egress.

Rosenthal asked about access.

Kouzmanoff said they would have a ramp off Franklin Street to compliment the fully compliant ADA wheelchair accessible unit. They will also have stairs that run from the back of the building to Diagonal Street.

Testimony Presented in Opposition to the Proposal:

- There was no testimony in opposition to the request.

APPLICABLE SECTIONS OF THE ZONING ORDINANCE

- Section 154.005 sets forth the Intent and Purpose of the Zoning Ordinance.
- Section 154.015 defines Accommodations, Vacation Rental.
- Section 154.201 (C) (6) provides a definition and description of the Downtown Commercial 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) (18) defines and outlines the regulations for Accommodations, Vacation Rental.
- 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 Downtown Commercial District.
2. The Zoning Ordinance provides for Accommodations, Vacation Rental as follows:
 - a. Accommodations, Vacation Rental is permitted only by Special Use Permit as a principal commercial land use in a Downtown Commercial District.
3. The Downtown Commercial District is intended to permit both large-and small-scale downtown commercial development at an intensity which provides significant incentives for infill development, redevelopment and the continued economic viability of existing development. Accordingly, the district standards are crafted to work in conjunction with the requirements of the Historic District. A wide range of office, retail and lodging land uses are permitted within the district. Consistent with existing development patterns, no requirements for on-site landscaping or parking or required in this district for Permitted Uses. This district is strictly limited to central city.
4. The applicant seeks a Special Use Permit to allow Vacation Rental as a principal commercial land use in a Downtown Commercial District.
5. The property is meets the detailed regulations for a vacation rental.

DETERMINATION

Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by Kouz Properties, LLC for a Special Use Permit to allow Accommodations, Vacation Rental as a principal commercial land use in a Downtown Commercial 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 Downtown Commercial District and is consistent with the defining characteristics of the district.
3. The request meets the detailed land use regulations established for Accommodations, Vacation Rental land 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 Kouz Properties, LLC for a Special Use Permit to allow Accommodations, Vacation Rental as a principal commercial land use in a Downtown Commercial District should be approved.

PASSED AND APPROVED this 8th day of March, A.D. 2017, by the Galena Zoning Board of Appeals by a vote of 5 ayes, 0 nays, 1 absent, 1 abstain, 0 recused.

John Rosenthal, Chairperson

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: April 12, 2017

RE: Cal. No. 17HCO-01, Applicant and Owner: Matthew & Michael Blaum (Bros.), 9380 U.S. Highway 20 West, Galena, IL 61036. Location: Parcel: 06-500-505-00, Lot 1 of the Jackson Family Subdivision, Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian, Galena, Jo Daviess County, Illinois. Common Address is 9380 U.S. Highway 20 West, Galena, IL 61036. Request for Highway 20 Development Permit to construct a new building and site improvements.

Project Summary:

The applicant is requesting approval of a Highway 20 Development Permit to construct a proposed barrel storage building and associated site improvements. The property is currently zoned as General Commercial and the land use is allowed by right. The new structure will be situated behind the existing building to its North side, mostly out of view from the highway (part of the sides of the new building will be visible from the highway).

The existing parking area and access to the site will be adjusted by removing the current access and creating two, new one-way accesses which will increase the safety of vehicles entering/exiting the site as well as making it easier for delivery trucks to maneuver. Additional new parking will be installed at the rear of the proposed new structure for staff. The current number of parking spaces is 14 and the new plan will increase the spaces to 33.

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(7) and 10.8(1 & 2), 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 handled by integrated BMP's such as rain gardens and bioswales; 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 West side to create a buffer yard and screening from adjacent residential property.

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 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 behind existing. Wall materials are high-quality.*
- (7) The standards for site features and elements as described in Chapter [VII](#) of the Design Manual. *Site signage has existing freestanding sign. Landscaping points are met and placement is adequate to create buffer between development and adjacent residential land uses. Storm water BMP improvements 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.



ZONING SUMMARY

REQUIREMENTS

Existing Lot Area: 50,440 s.f.

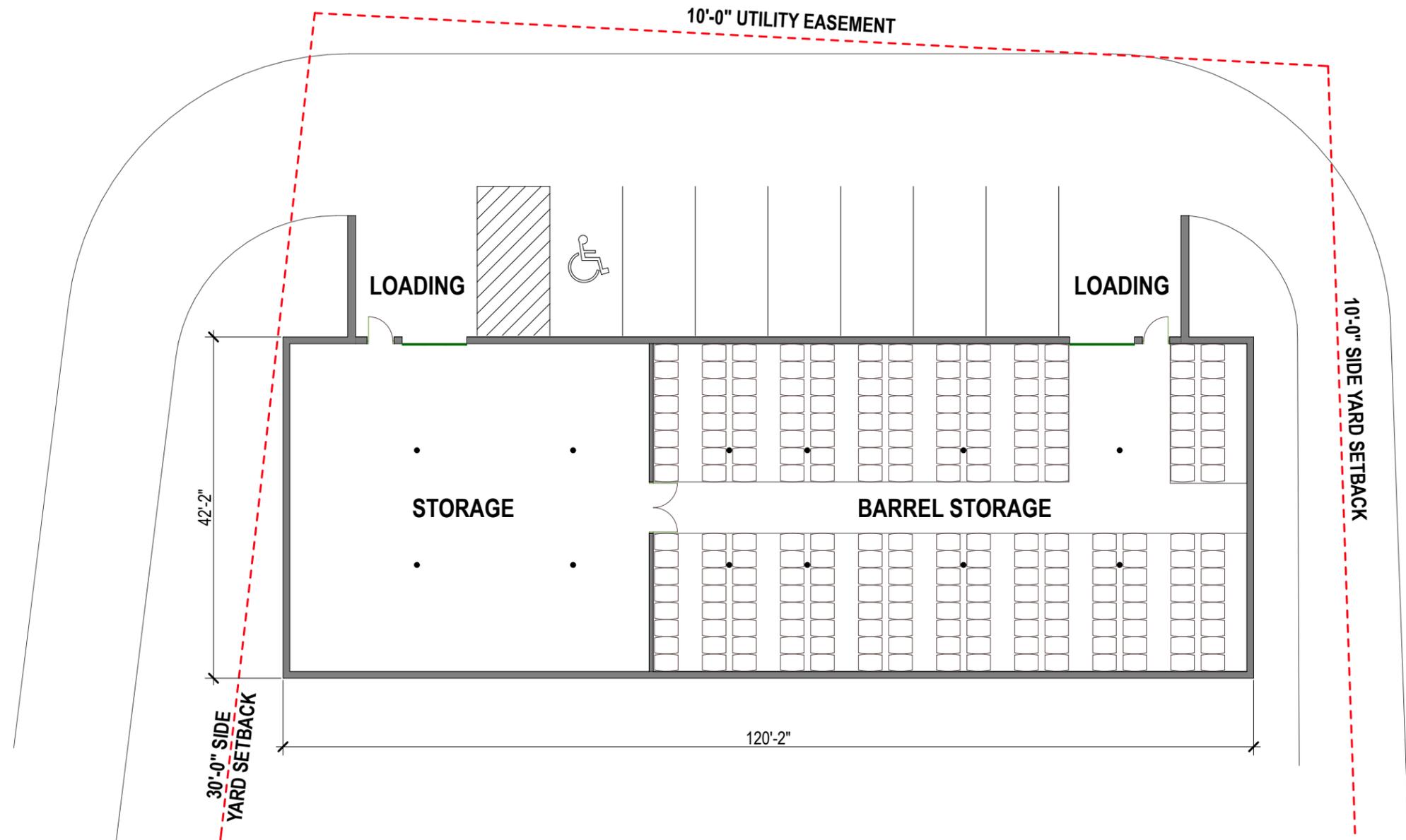
Zoning District: General Commercial

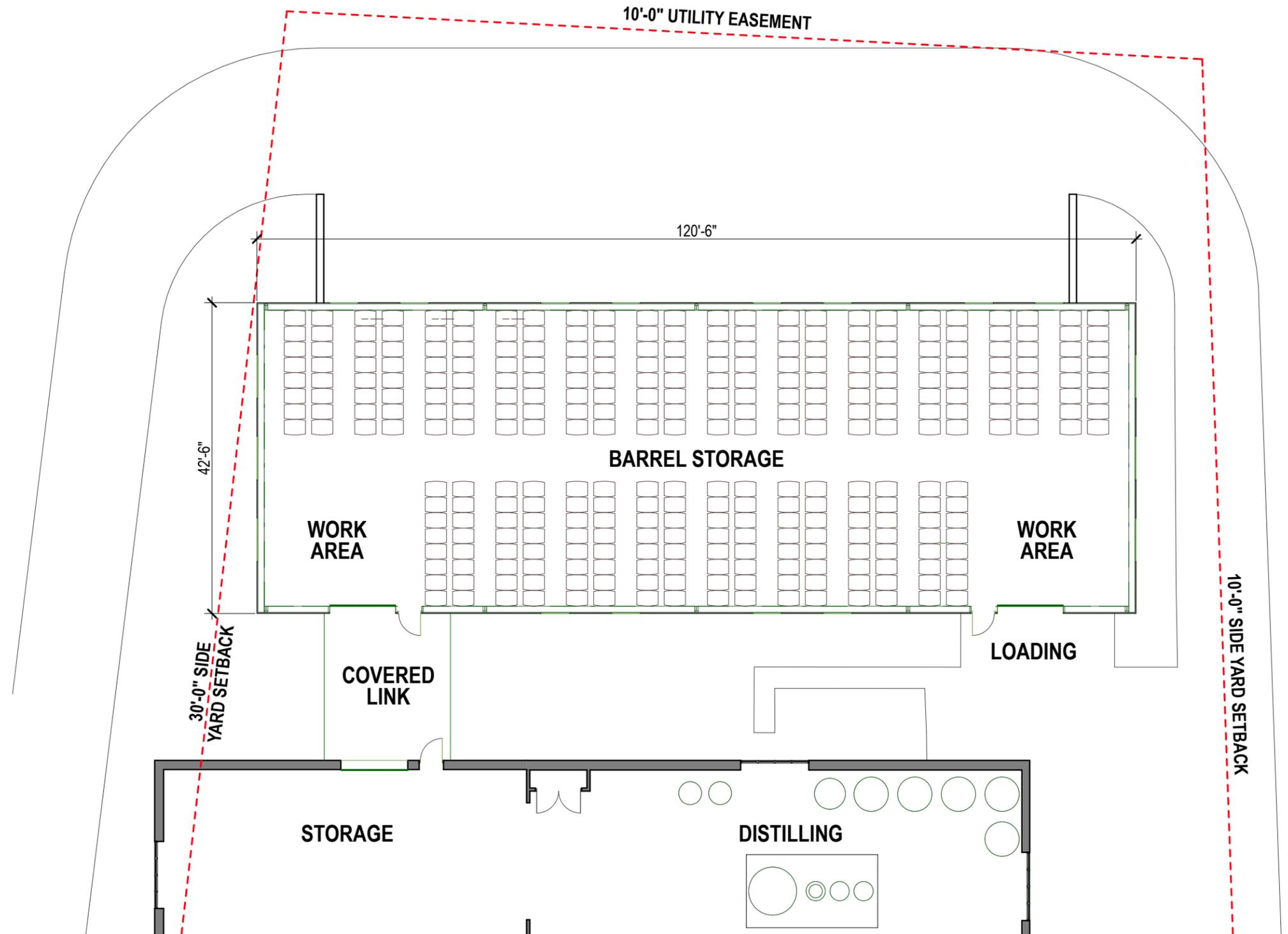
Maximum F.A.R.: 0.5 = 25,220
Actual: .39

Maximum Building Size: 25,000 s.f.
Actual: 19,950 s.f.

Minimum Landscape Ratio: 15% = 7,566 s.f.
Provided: 12,053 s.f.

Minimum Building Separation: 20'-0"
Provided: 20'-1"





4/7/17 \Volumes\Project Directory\1706 Blaum Brothers Addition\Construction Documents\1706 Blaum Bros Distillery Storage Building CD 3-29-17.pln

BARANSKI HAMMER MORETTA & SHEEHY
 ARCHITECTS

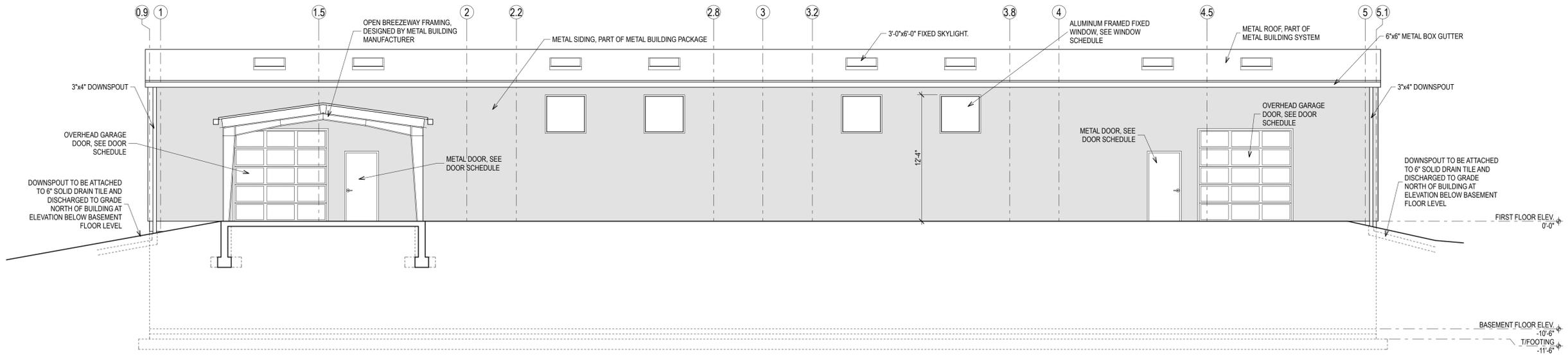
101 S. Birch St. Galena, IL 61036 Ph. 815.777.3960 Fax 815.777.3965

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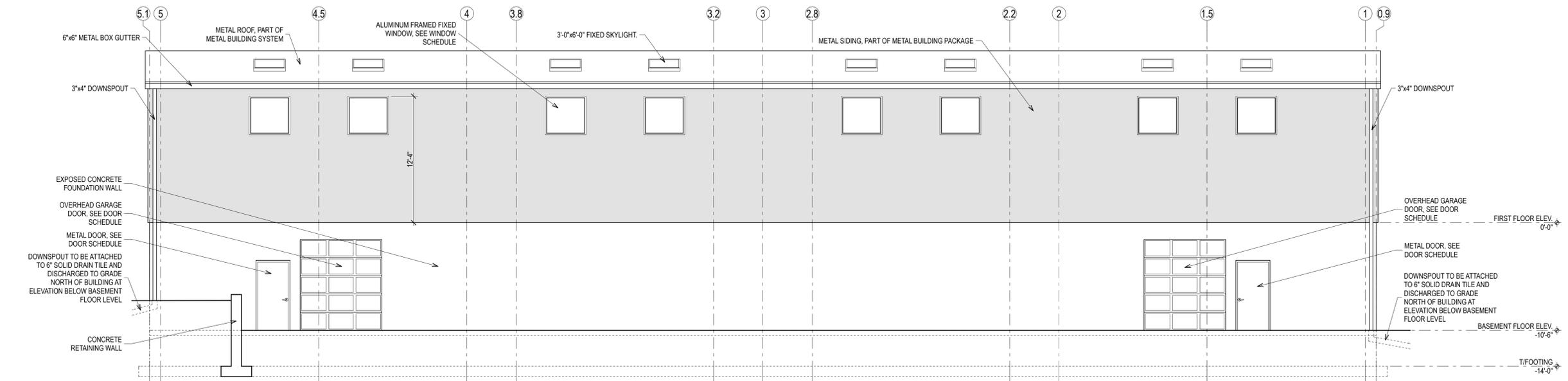
STRUCTURAL

HOOPING COYOTE LLC
 TODD BIRKEL, STRUCTURAL ENGINEER
 1553 W. MORLEY ROAD, ELIZABETH, IL 61028
 telephone: (815) 858-5514
 email: tbrikel@hoopingcoyote.com
 web address: http://hoopingcoyote.com/

1
H
G
F
E
D
C
B
A



1 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

STAMP

PROJECT TITLE
NEW BUILDING FOR BLAUM BROTHERS DISTILLING COMPANY

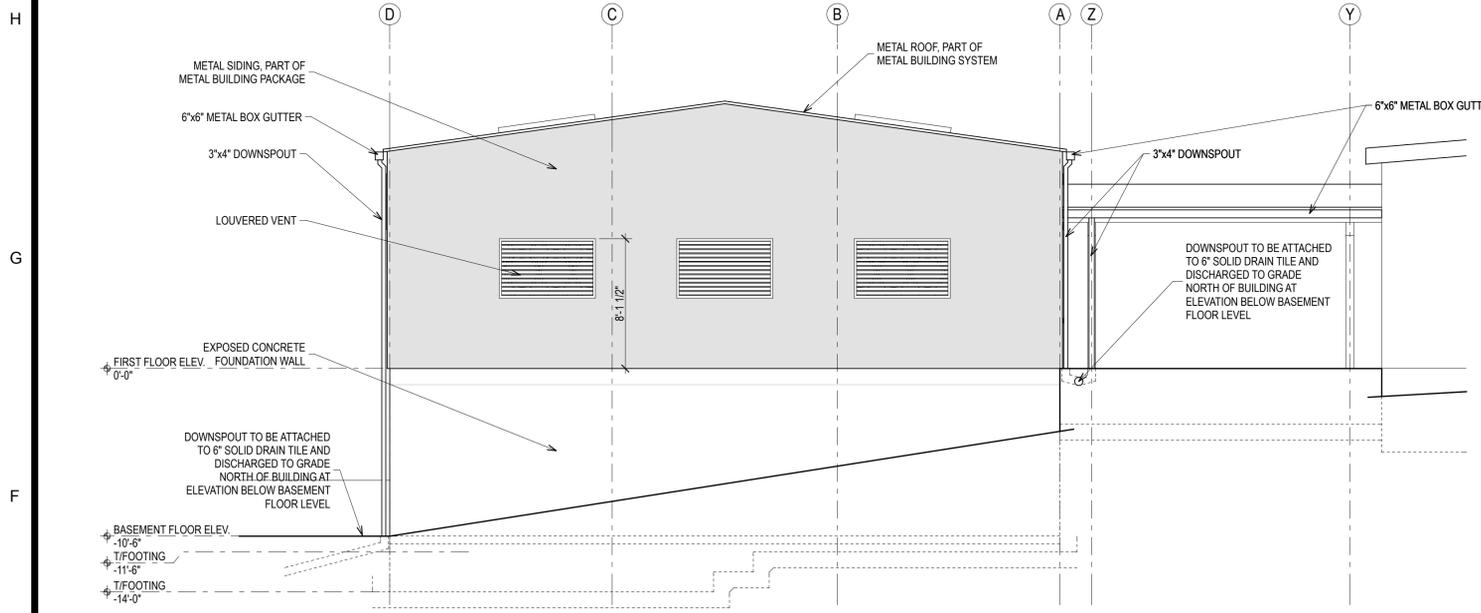
9380 US ROUTE 20 WEST
 GALENA, IL 61036
 JO DAVIESS COUNTY IL

MARK	DATE	DESCRIPTION
	4-7-17	FOR PERMIT

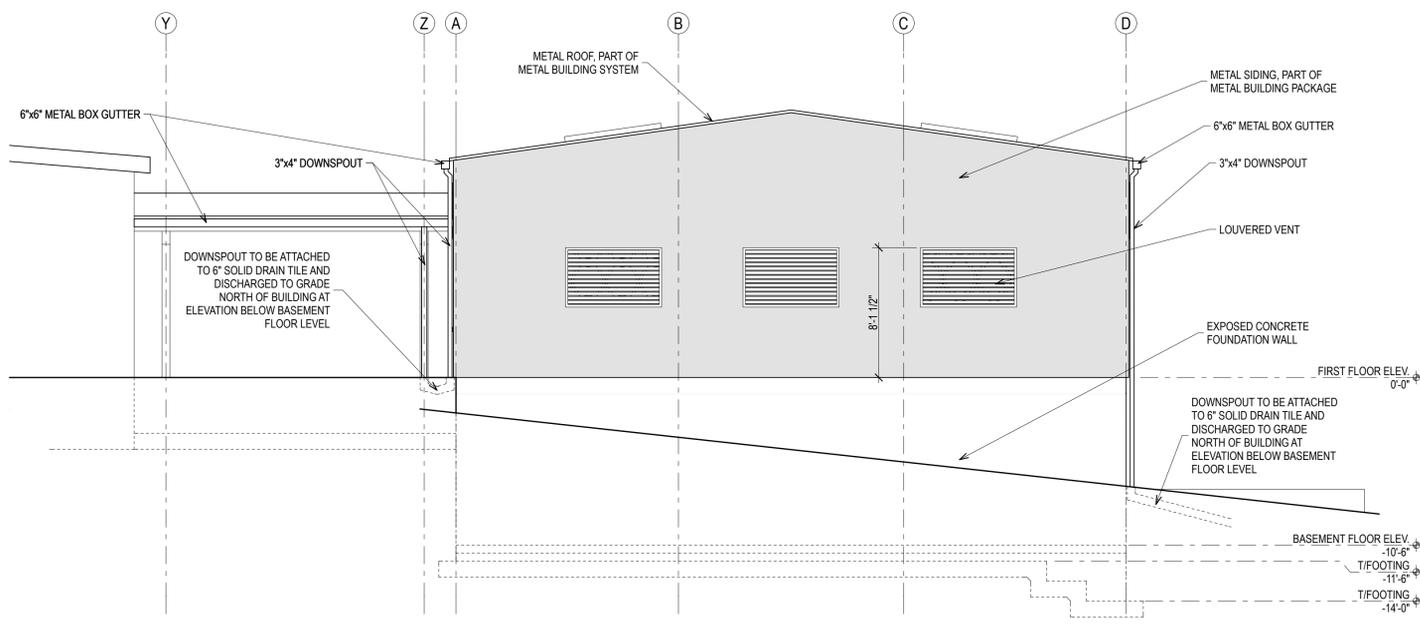
PROJECT NO: 1706
 DRAWING STATUS:
 SCALE: SCALE AS NOTED
 DRAWN BY: WGB
 CHK'D BY: DJM

SHEET TITLE
BUILDING ELEVATIONS

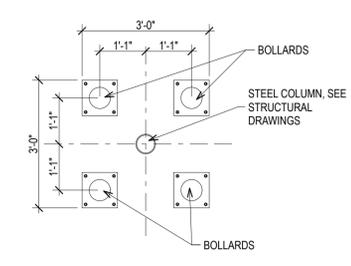
A-2.1



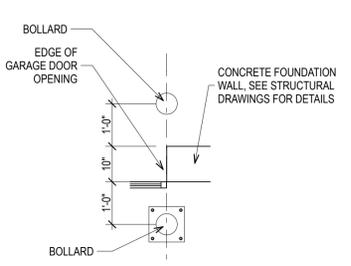
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



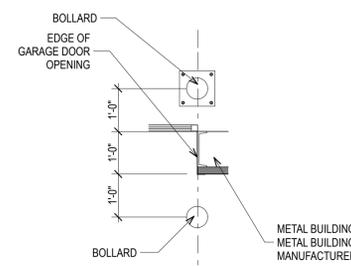
2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



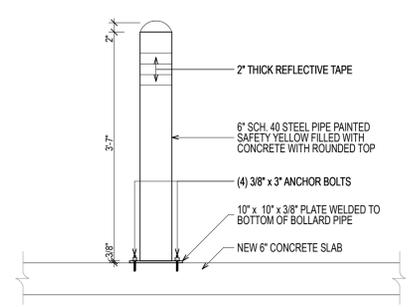
3 BOLLARD LAYOUT
SCALE: 1/2" = 1'-0"



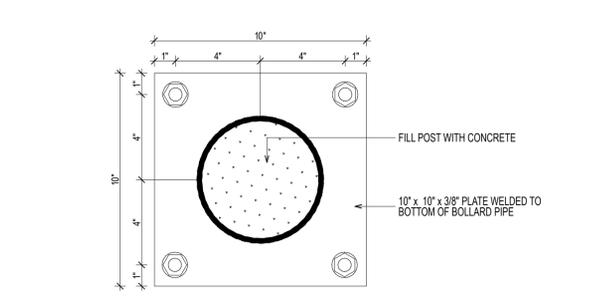
4 BOLLARD LAYOUT
SCALE: 1/2" = 1'-0"



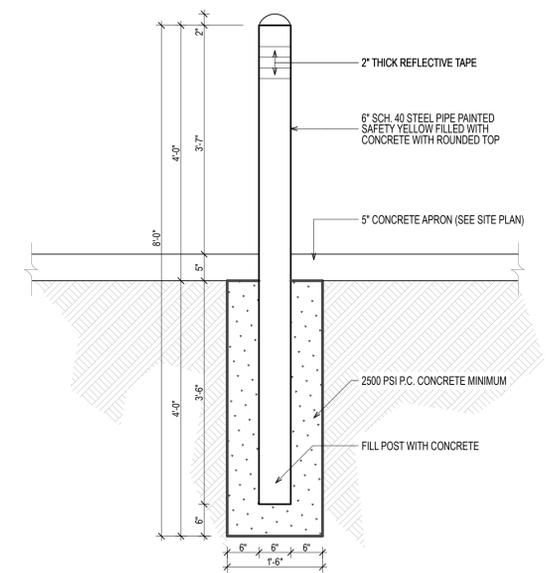
5 BOLLARD LAYOUT
SCALE: 1/2" = 1'-0"



6 BOLLARD DETAIL (INTERIOR)
SCALE: 3/4" = 1'-0"



7 INTERIOR BOLT DOWN BOLLARD - TYP.
SCALE: 3" = 1'-0"



8 BOLLARD DETAIL (EXTERIOR)
SCALE: 3/4" = 1'-0"

BARANSKI HAMMER MORETTA & SHEEHY
STRUCTURAL ENGINEERS
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telephone: (815) 858-5514
email: tbirkel@hoopingcoyote.com
web address: http://hoopingcoyote.com/

MARK	DATE	DESCRIPTION
	4-7-17	FOR PERMIT

PROJECT TITLE
NEW BUILDING FOR BLAUM BROTHERS DISTILLING COMPANY

9380 US ROUTE 20 WEST
GALENA, IL 61036
JO DAVIESS COUNTY IL

PROJECT NO: 1706
DRAWING STATUS:
SCALE: SCALE AS NOTED
DRAWN BY: WGB
CHK'D BY: DJM

SHEET TITLE
BUILDING ELEVATIONS

A-2.2



MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: April 12, 2017

RE: Cal. No. 17A-01, Applicant and Owner: Pam Ehrler, 11750 West Chetlain Lane, Galena, IL 61036. Location: Parcels: 13-001-084-07 and part of 13-001-085-00, Tracts of Land in SE ¼ of Section 11, Township 28 North, Range 1 West of the Fourth Principal Meridian, Galena, Jo Daviess County, Illinois. Common Address is 11422 West Chetlain Lane, Galena, IL 61036. Request for Map Amendment to rezone property from Limited Agricultural to General Commercial.

Project Summary:

The applicant requests to rezone their property from Limited Agriculture to General Commercial as indicated on the attached map.

The purpose for the request is to facilitate improvements to the site for a future proposed Highway 20 Development Permit for a Bowling Alley / Banquet Hall. This new structure is currently being designed and may be either detached from or attached to the existing structure on the property. The existing structure on the property is a non-conforming land use that was previously a contractor shop, then retail center for interior design / flooring.

Rezoning to General Commercial would bring the non-conforming land use into compliance and also be more appropriate for future plans at the site. The additional part of the property to the North will be re-subdivided administratively with the City to combine the pan-handle part of 11750 W Chetlain Lane's parcel with the 11422 W Chetlain Lane parcel. This will also make the site contiguous with the adjacent Ron's Car Wash lot that is also zoned as General Commercial, which will prevent any spot zoning and will be appropriate for the district.

Adjacent zoning districts include Heavy Industrial, Planned Commercial and Limited Agriculture.

Approval Criteria & Recommendation:

In order to maintain internal consistency within this code and on the zoning map, proposed amendments to the text and zoning map must be consistent with the purposes stated herein.

In determining whether the proposed amendment shall be approved, the following factors shall be considered (*including comments from the Zoning Administrator*):

(1) Whether the existing text or zoning designation was in error at the time of adoption; *N/A*

(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.; *The City is experiencing more infill development requests recently*

and this request would help facilitate expansion adjacent to a commercial / industrial area. The site already has been used commercially for decades.

(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; *Negative impacts are not expected from this map amendment; adequate landscaping and bufferyard standards will protect any adjacent residential uses.*

(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; *This amendment is in conformance with the goals of the Comprehensive Plan as described in the Goals section.*

(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; *Not applicable*

(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 land available to accommodate this map amendment and the newly created parcel will comply with current bulk and intensity regulations.*

(7) Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning. *The community will benefit by future commercial development at the site.*

The Zoning Administrator and Zoning Board of Appeals shall make recommendations and the City Council shall take final action.

(1) When the Zoning Board of Appeals or City Council deems it necessary or expedient, additional property in the zoning district may be considered for a zoning change provided that this additional property is also addressed in the public hearing notice, in accordance with § [154.919\(F\)](#).

(2) In the event of a written protest against a proposed amendment signed and acknowledged by the owners of 20% of the frontage proposed to be altered or by the owners of 20% of the frontage immediately adjoining or across the alley or rear line therefrom or by the owners of 20% of the frontage directly opposite the frontage proposed to be altered as to such regulations or zoning district and filed with the City Clerk, such amendment shall not be passed except by the favorable vote of two-thirds of all of the selected members of the City Council.

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: April 12, 2017

RE: Cal. No. 17S-18, Applicant and Owner: Karl & Angela Stodden, 102 Third Street, Galena, IL 61036. Location: Parcel: 06-500-219-00, Part of Lot 6, Block 37, Original Town, East of the Galena River, Galena, Jo Daviess County, Illinois. Common Address is 102 Third Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District.

Summary:

The applicant is requesting a Special Use Permit to operate as a one-dwelling vacation rental in a Low Density Residential District.

A site plan review of the proposed request has been conducted per the criteria listed in §154.914. All exterior development is existing and no further development is needed.

Number of Guests: Maximum occupancy load for this dwelling unit is four (4) guests. This is determined by the International Fire Code, International Building Code and NFPA on the basis of minimum 200 square feet per person gross (IFC Table 1004.1.2), with an additional requirement for two means of fire-protected egress for each sleeping area (NFPA 24.2.2.1.1).

Lot Capacity: The lot size is 11,250 square feet, or 0.26 acres. The structure is situated along Third Street near the intersection of Adams Street and will take driveway access from Third Street. The site is already properly landscaped with well-established vegetation and lighting. The lot can easily absorb the impact of this land use with minimal impact on surrounding properties.

Availability and impact of parking: The driveway can accommodate up to two vehicles off-street. The parking regulations require one (1) off-street space per four (4) guests. The Staff determined a maximum occupancy of four (4) guests, therefore one off-street parking space is required.

Emergency measures: Staff will ensure that emergency lighting, exits, posted floor plans and emergency telephone are in place before license is issued.

Staff recommends approval of this request. Land uses surrounding the property include residences.

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. *The proposed plan meets the site plan review standards.*

(2) *District standards.* The underlying zoning district standards established in § 154.201 through § 154.209 including the defining characteristics of the district; *This proposed use meets the district standards.*

(3) *Specific standards.* The land use regulations established in § 154.406; *The proposed use meets the specific standards established in §154.015, §154.403.1 and §154.406(D)(18).*

(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. *Complimentary uses are available to the project.*

(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. *The proposed use will protect the privacy of adjacent properties.*

(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. *There is no change to the physical aspect of the existing development and therefore should have a minimal impact on the use and enjoyment of adjacent properties.*

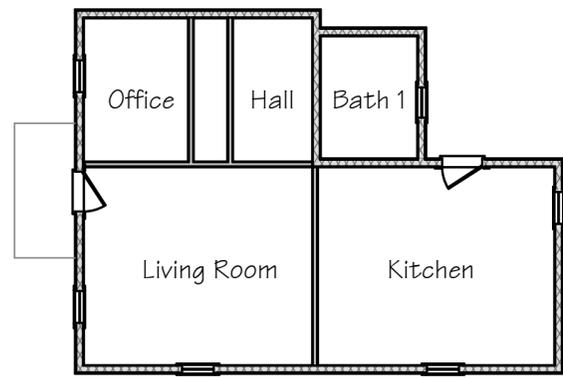
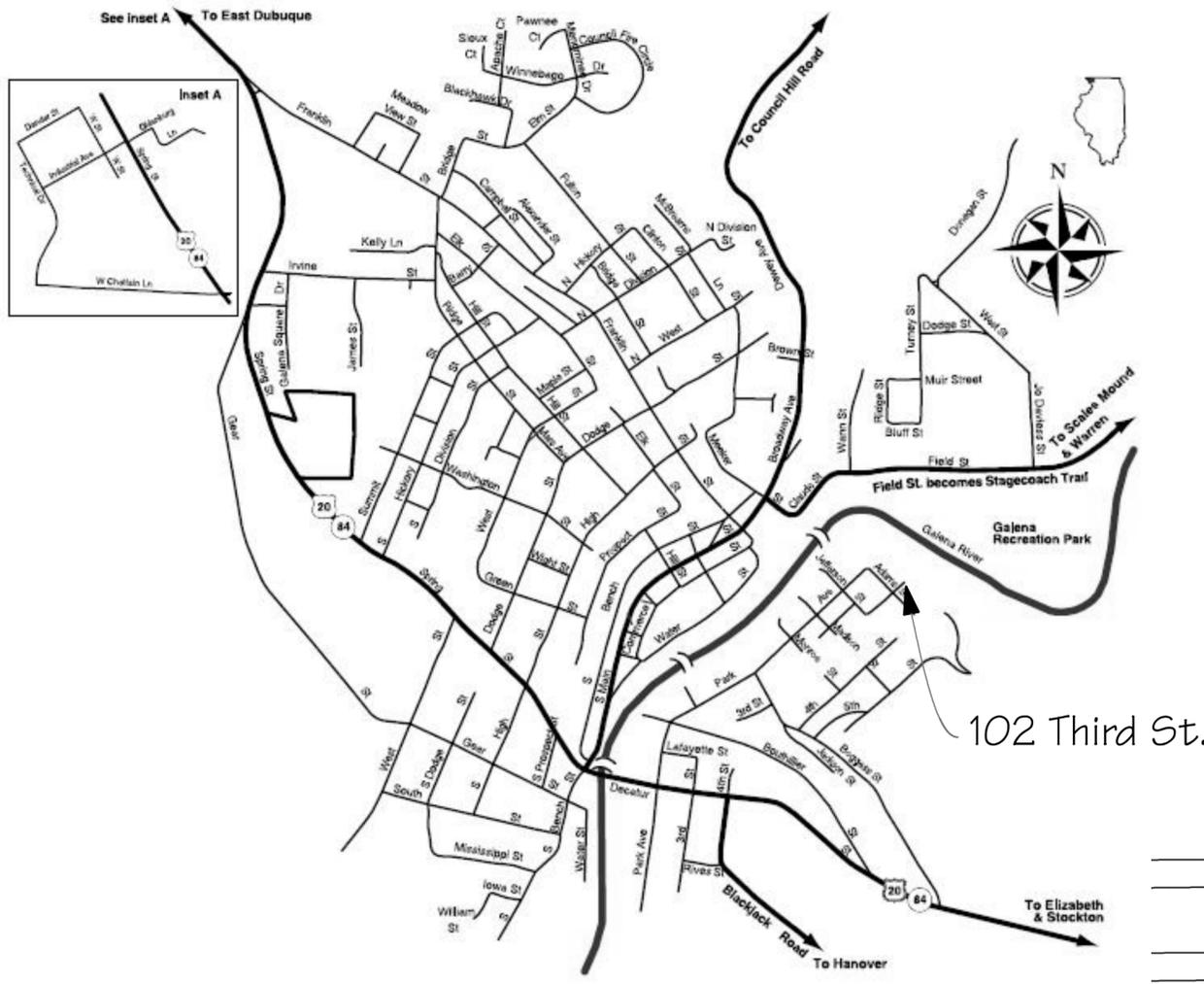
(c) *Compatible design and integration.* All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, 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 design and integration of the proposed use has no projected impact on adjacent properties regarding nuisances. The impact of the number of guests is congruent with a residential use at the site.*

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

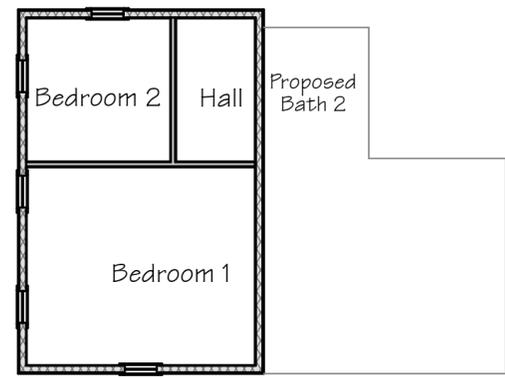
-  Low Density Residential
-  Parcel Boundaries





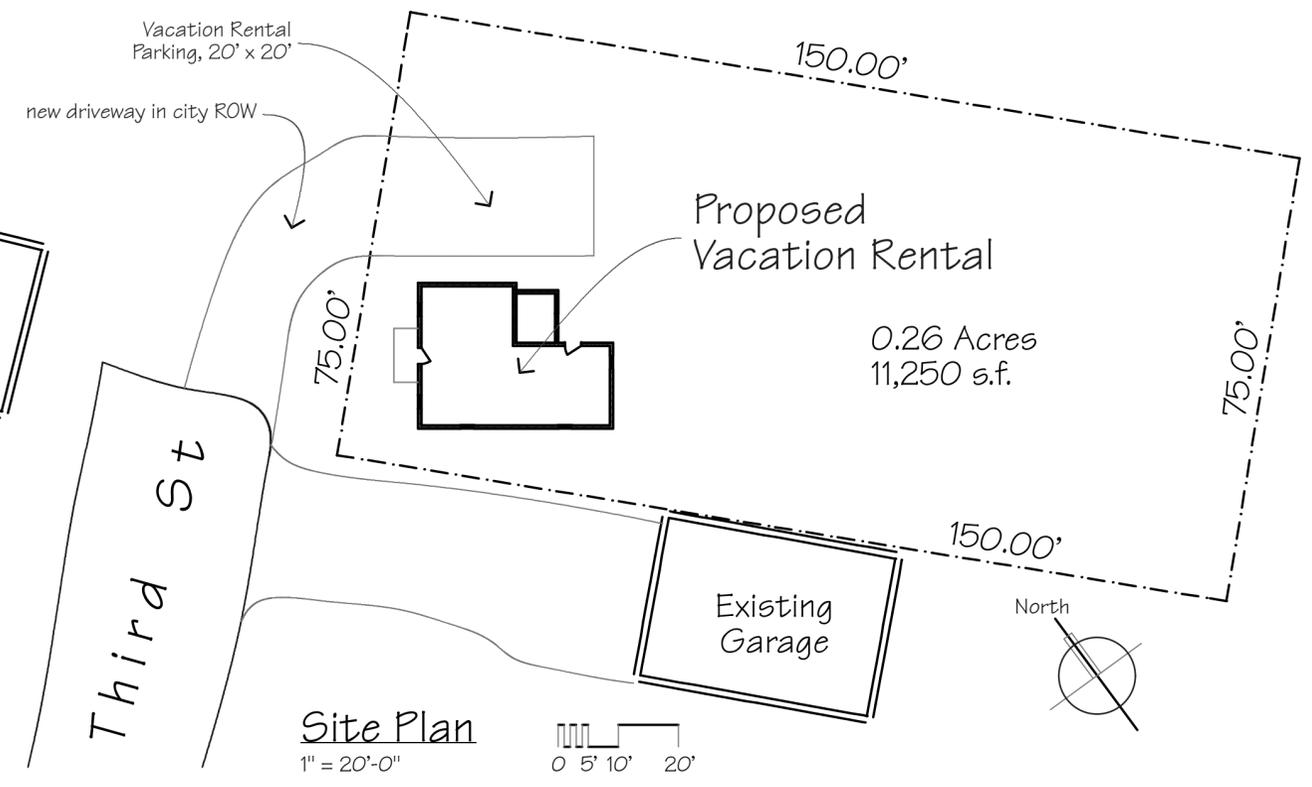
gross area
A: 691 sq ft

Existing 1st Floor Plan
1/8" = 1'-0"



gross area
A: 398 sq ft

Existing 2nd Floor Plan
1/8" = 1'-0"



Vacation Rental Unit

2 Bedroom, 2 bath
1,089 sq ft in Low Density Residential
with 2 Parking Spaces
4 guests allowed

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: April 12, 2017

RE: Cal. No. 17S-19, Applicant and Owner: Cynthia Jacobson, 713 South Bench Street, Galena, IL 61036. Location: Parcel: 22-100-271-00, Lots 13, 14 and South ½ of Lot 12, Lots between Bench and Prospect Streets, Galena, Jo Daviess County, Illinois. Common Address is 713 South Bench Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental – Single Room in the Low Density Residential District.

Summary:

The applicant is requesting a Special Use Permit to operate as a Vacation Rental – Single Room in a Low Density Residential District.

A site plan review of the proposed request has been conducted per the criteria listed in §154.914. All exterior development is existing and no further development is needed.

Number of Guests: Maximum occupancy load for this dwelling unit is two (2) guests per the regulations for a single room vacation rental.

Lot Capacity: The lot size is 20,017 square feet, or 0.56 acres. The site is comprised of the main house with a detached cottage structure. The cottage structure is situated along Gear Street near the intersection of South Bench Street and will take driveway access from South Bench Street. The site is already properly landscaped with well-established vegetation and lighting. The lot can easily absorb the impact of this land use with minimal impact on surrounding properties.

Availability and impact of parking: The driveway can accommodate up to five vehicles off-street. The parking regulations require one (1) off-street space plus one (1) for the owners.

Emergency measures: Staff will ensure that emergency lighting, exits, posted floor plans and emergency telephone are in place before license is issued.

Staff recommends approval of this request. Land uses surrounding the property include residences.

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:

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(2) *District standards.* The underlying zoning district standards established in § 154.201 through § 154.209 including the defining characteristics of the district; *This proposed use meets the district standards.*

(3) *Specific standards.* The land use regulations established in § 154.406; *The proposed use meets the specific standards established in §154.015, §154.403.1 and §154.406(D)(18).*

(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. *Complimentary uses are available to the project.*

(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. *The proposed use will protect the privacy of adjacent properties.*

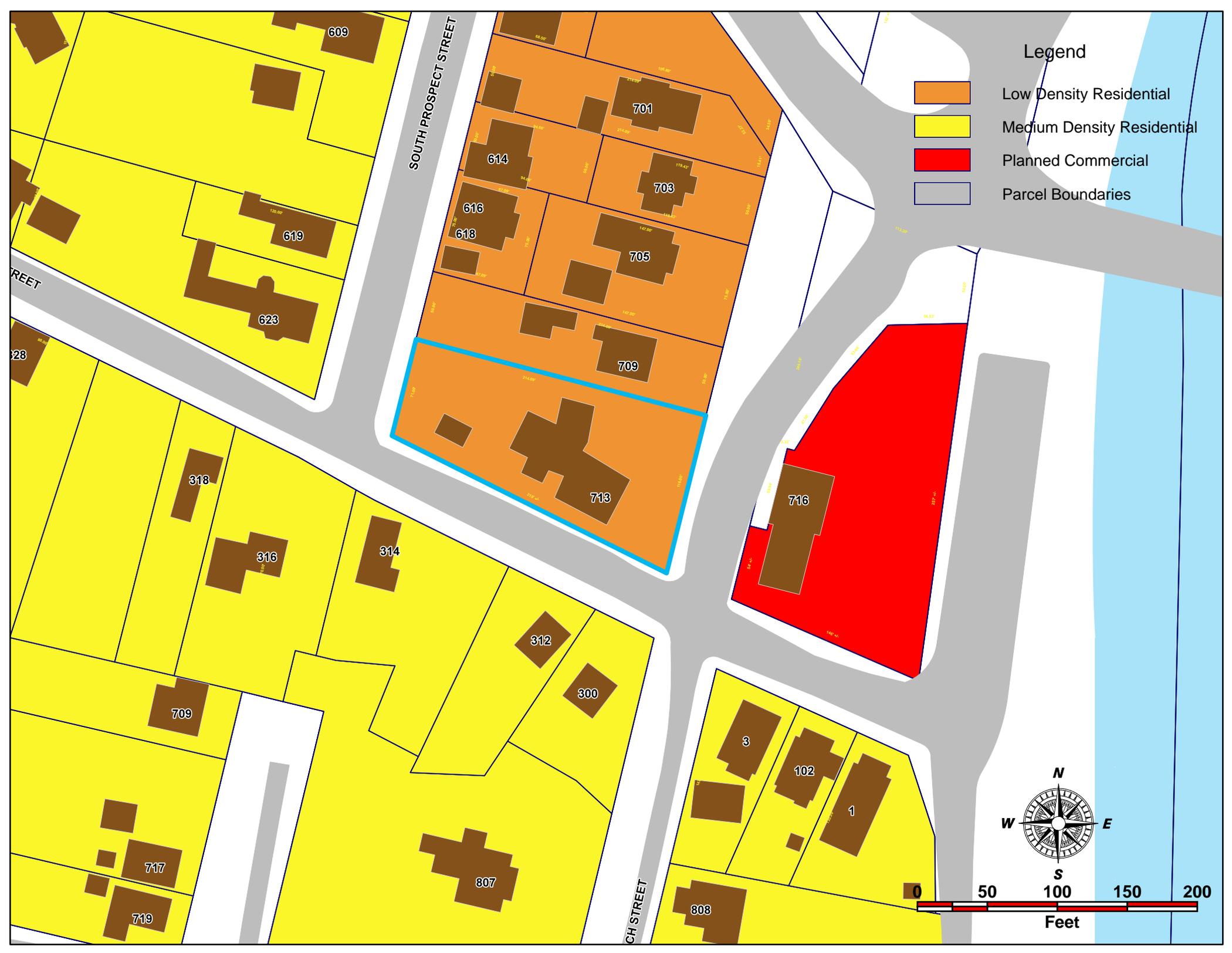
(b) *Protection of use and enjoyment.* All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property. *There is no change to the physical aspect of the existing development and therefore should have a minimal impact on the use and enjoyment of adjacent properties.*

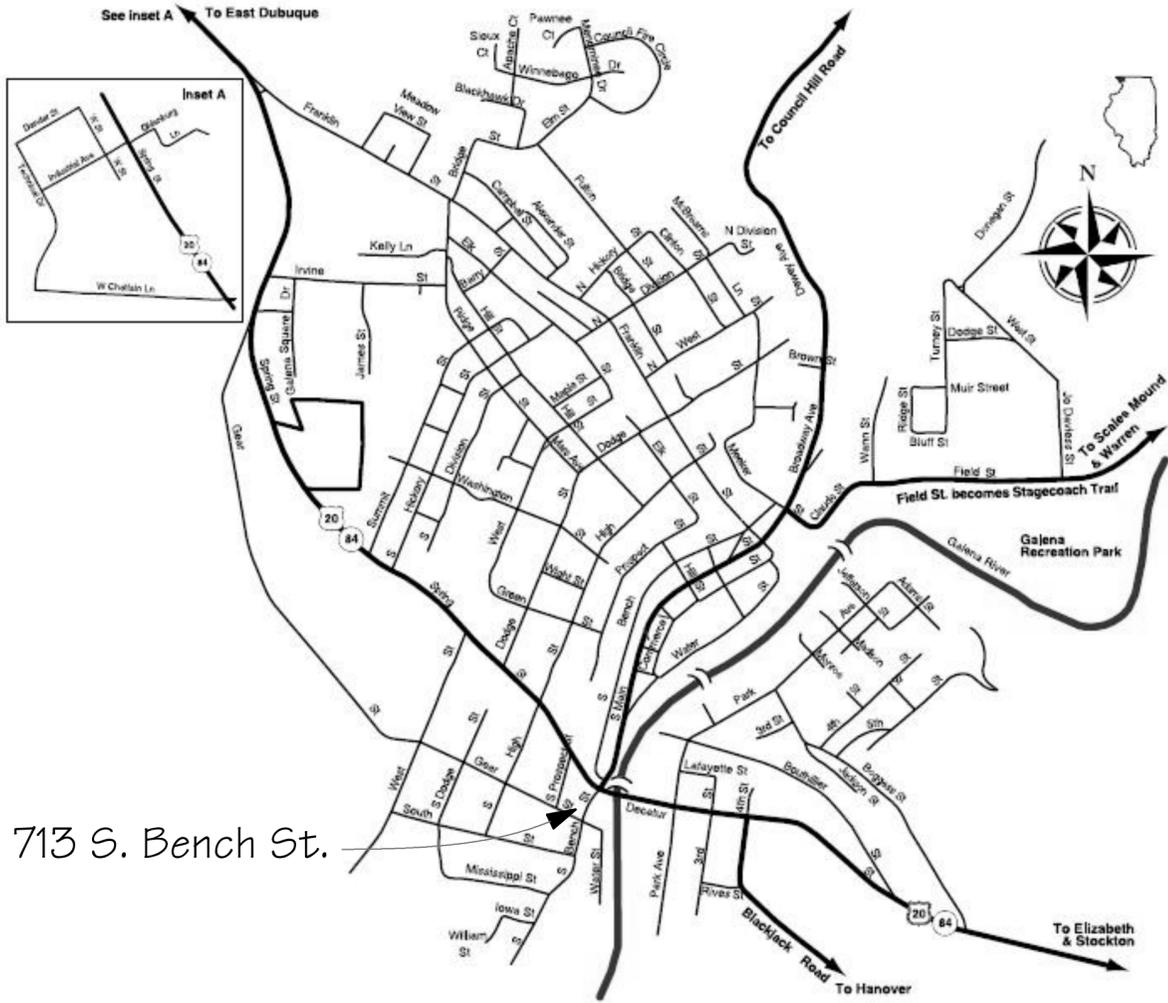
(c) *Compatible design and integration.* All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, 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 design and integration of the proposed use has no projected impact on adjacent properties regarding nuisances. The impact of the number of guests is congruent with a residential use at the site.*

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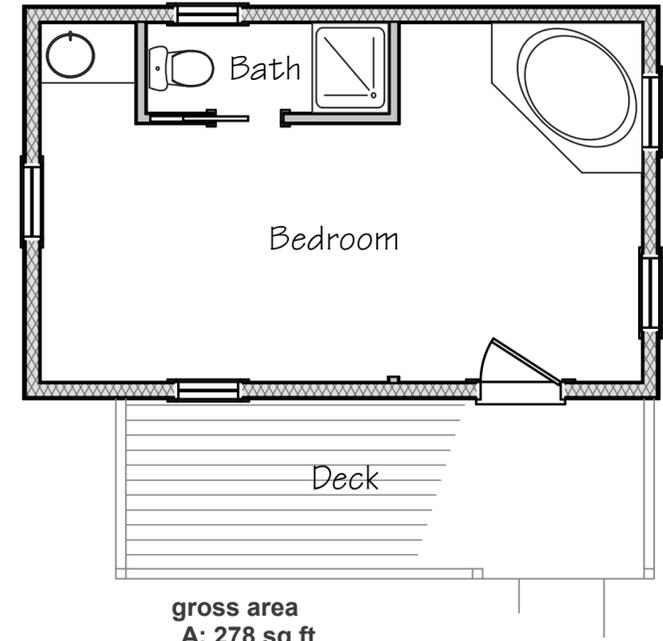
Legend

- Low Density Residential
- Medium Density Residential
- Planned Commercial
- Parcel Boundaries



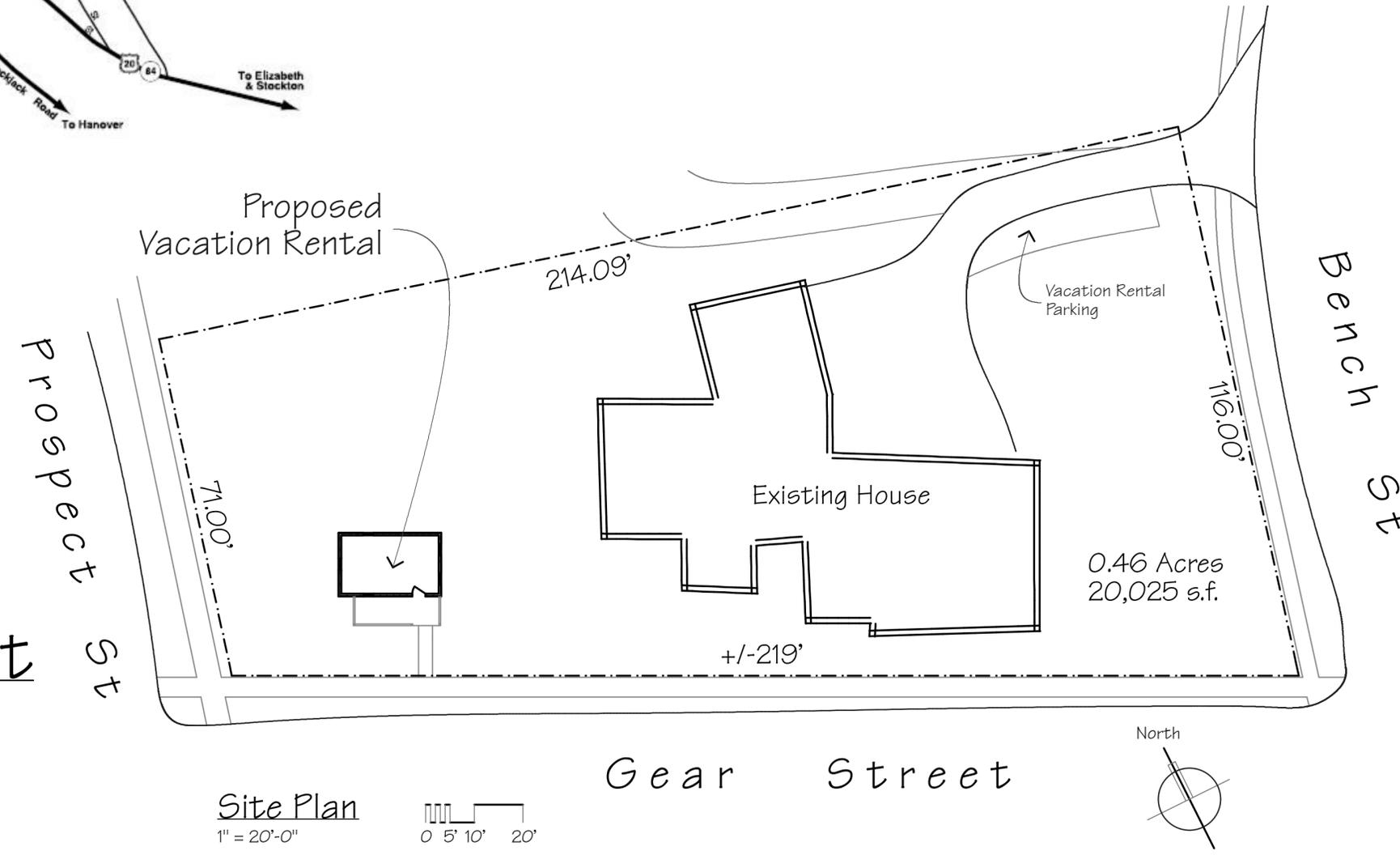


713 S. Bench St.



gross area
A: 278 sq ft

Existing Floor Plan
1/4" = 1'-0"



Site Plan
1" = 20'-0"
0 5' 10' 20'

Vacation Rental Unit

1 Bedroom, 1 bath
278 sq ft in Low Density Residential
with 1 Parking Space
2 guests allowed

Existing Plans for Vacation Rental Accommodations
713 South Bench Street
Galena, Illinois 61036

4/6/17
Revisions:

Sheet
1
of 1

Adam Johnson Architecture
211 Fourth Street, Galena, Illinois 61036-2400
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1824 adamizzo333@gmail.com