



City of Galena, Illinois

AGENDA

ZONING BOARD OF APPEALS

WEDNESDAY, NOVEMBER 8, 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 October 11, 2017	3-6

UNFINISHED BUSINESS

ITEM	DESCRIPTION	PAGE
	No Unfinished Business	

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
17HCO-04	Walmart - Request for approval of colors on exterior of building at 10000 Bartell Blvd.	7-9

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. December 13, 2017	6:30 P.M.	City Hall, 101 Green Street

Posted: November 3, 2017 at 1:30 p.m. Posted By: Matt Oldenburg

**MINUTES
ZONING BOARD OF APPEALS
OCTOBER 11, 2017**

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:40 PM on Wednesday, October 11, 2017 at City Hall, 101 Green Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

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

A quorum was declared.

Zoning Administrator Matt Oldenburg, City Attorney Joe Nack and Secretary Deb Price were also present.

APPROVAL OF MINUTES

MOTION: Cook moved, seconded by Jansen to approve the September 13, 2017 minutes.

Motion carried on voice vote.

UNFINISHED BUSINESS

Cal. No. 17A-03 & 17V-04, Applicant and Owner: Xochi LLC, 2616 Lobo Lane, Dubuque, IA 52001. Location: Parcel: 22-100-491-00, Lot 68, S 22' of Lot 67 & S ½ of Lot 76, Lots between Commerce and Water Streets, Galena, Jo Daviess County, Illinois. Common Address is 216 South Commerce Street, Galena, IL 61036. Request for Rezoning from Planned Commercial to Downtown Commercial and Variance to allow covered porch roof in front setback area and building expansion in rear.

MOTION: Bochniak moved, seconded by Cook to approve the Findings of Fact as written for Cal. No. 17V-04.

As Roll Call was:

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

Motion carried.

Cal. No. 17S-34, Applicants and Owners: Christine Marshall and Cynthia Purnell, 419 Franklin Street, Galena, IL 61036. Location: Parcel: 22-100-344-00, Lot 57 of Franklin Street, Galena, Jo Daviess County, Illinois. Common Address is 419 Franklin Street. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District.

MOTION: Jansen moved, seconded by Bochniak to approve the Findings of Fact as written for Cal. No. 17S-34.

As Roll Call was:

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

Motion carried.

Cal. No. 17S-35, Applicant: Joann Jones, 307 South Main Street, Galena, IL 61036 and Owner: James & Beverly Jones, 307 South Main Street, Galena, IL 61036. Location: Parcel: 22-100-032-00, S ½ of Lot 26, Original Lots between Main and Bench Streets, Galena, Jo Daviess County, Illinois. Common Address is 307 South Main Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District.

MOTION: Bochniak moved, seconded by Cook to approve the Finding of Facts for Cal. No. 17S-35 based on the Conclusions of Cal. No. 17S-35 and the Determination of Cal. No. 17S-34.

As Roll Call was:

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

Motion carried.

Cal. No. 17S-36, Applicant and Owner: Raymond Pace, LLC, 213-217 South Main Street, Galena, IL 61036. Location: Parcels: 22-100-042-00 and 22-100-045-00, N 23' of Lot 31 and S 30' of Lot 32, Original Lots between Main and Bench Streets, Galena, Jo Daviess County, Illinois. Common Address is 213-217 South Main Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District.

MOTION: Cook moved, seconded by Jansen to approve the Finding of Fact for a Special Use Permit for Cal. No. 17S-36 based on the Conclusions of Cal. No. 17S-35- and Determinations of Cal. No. 17S-34 and Cal. No. 17S-35.

As Roll Call was:

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

Motion carried.

Cal. No. 17V-05, Applicant and Owner: Donald & Kathryn Gereau, 219 South High Street, Galena, IL 61036. Location: Parcel: 22-100-615-00, E ½ of Lot 10, Block 6, Original Lots of Galena, Galena, Jo Daviess County, Illinois. Common Address is 219 South High Street. Request for Variance to allow construction of a garage.

MOTION: Baranski moved, seconded by Cook to approve the Finding of Fact to allow the variance as requested for Cal. No. 17V-05.

As Roll Call was:

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

Motion carried.

NEW BUSINESS

None.

COUNTY ZONING

None

WORKSESSION/OTHER

None

PUBLIC COMMENTS

None

MOTION: Bochniak moved, seconded by Cook to adjourn the meeting at 6:55 pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price
Zoning Board Secretary

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: November 3, 2017

RE: Cal. No. 17HCO-04, Applicant: SGA Design Group and Owner: Walmart, 10000 Bartell Blvd., Galena, IL 61036. Request for Highway 20 Development Permit to use a discouraged color on the front façade of the building.

Project Summary:

The applicant is requesting approval of a Highway 20 Development Permit to paint the main EIFS area behind the Walmart wall sign on the front façade of the building. The existing color of that area was brown and the proposed color is Medium Walmart Blue, a proprietary color made by Sherwin Williams.

The area in question was recently painted to a bright blue, due to an internal miscommunication after being advised in April 2017 that permission will be needed by the ZBA for the blue color. The paint crew will be re-painting the area to the previous brown color. However, Walmart still wishes to request the blue color as depicted on the attached elevation.

No public hearing is needed for this request, a simple decision is needed by the ZBA.

The applicable ordinance is the Highway 20 Design Manual, Chapter VII (B)(5) Wall Materials and Colors: Discouraged elements – bright corporate trademark colors.

Table X.1, Footnote (3) states: “Projects which would otherwise be acted upon by the Zoning Administrator but which include a discouraged element shall be acted upon by the Zoning Board of Appeals. No public hearing will be held. A simple approval by the Zoning Board of Appeals is all that is required.”

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](#);
- (2) The overall context of the corridor and the goals for new development as described in Chapter [III](#) of the Design Manual;
- (3) The corridor development concepts described in Chapter [IV](#) of the Design Manual;
- (4) The proposed character of the applicable design districts as described in Chapter [V](#) of the Design Manual;
- (5) The proposed pattern of development for the Highway 20 Corridor as described in Chapter [VI](#) of the Design Manual;

- (6) The standards for building orientation, design and materials as described in Chapter [VII](#) of the Design Manual; and
- (7) The standards for site features and elements as described in Chapter [VII](#) of the Design Manual.

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

