



City of Galena, Illinois

AGENDA

ZONING BOARD OF APPEALS

WEDNESDAY, APRIL 11, 2018

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

ITEM	DESCRIPTION
18Z-2001	Call to Order by Presiding Officer
18Z-2002	Roll Call
18Z-2003	Establishment of Quorum

APPROVAL OF MINUTES

ITEM	DESCRIPTION	PAGE
18Z-2004	Approval of the Minutes of the Regular Meeting of March 14, 2018	3-5

UNFINISHED BUSINESS

ITEM	DESCRIPTION	PAGE
	None	

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
18A-03 & 18S-04	Mary Proietti – Request for rezoning from Low Density Residential to Neighborhood Commercial district and Special Use Permit to allow small scale dining and Accommodations, Vacation Rental	6-16
18S-05	Silas Pepple – Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial district.	17-21
18PD-01	Megan & Bryan Knatz – Request for approval of the Final Development Plan of the PUD for Lot 5	22-27

OTHER BUSINESS

ITEM	DESCRIPTION	PAGE
18Z-2005	Public Comments Not to exceed 15 minutes as an agenda item Not more than 3 minutes per speaker	
18Z-2006	Adjournment	

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Zoning Board of Appeals	Wed. May 9, 2018	6:30 P.M.	City Hall, 101 Green Street

Posted: April 6, 2018 at 4:30 p.m. Posted By: Matt Oldenburg

**MINUTES
ZONING BOARD OF APPEALS
MARCH 14, 2018**

CALL TO ORDER:

Acting Chairperson Nybo called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, March 14, 2018 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	Absent

A quorum was declared.

City Attorney Joe Nack and Secretary Deb Price were also present.

MOTION: Bochniak moved, seconded by Cook to allow Zoning Board member John Rosenthal to attend the meeting electronically.

Nybo called for a vote.

As Roll Call was:

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

Motion carried.

Rosenthal was now in attendance via cell phone.

APPROVAL OF MINUTES

MOTION: Cook motioned, seconded by Baranski to approve the February 14, 2018 minutes.

Motion carried on voice vote.

UNFINISHED BUSINESS

Cal. No. 18S-03, Applicant: Ann Williams, 417 Franklin Street, Galena, IL 61036 and Owner: Matthew Ware, 1553 Lewis Road, Edwardsville, IL 62025. Location: Parcel: 06-500-145-00, Lot 12, excepting 50 square feet in Block 23, Original Town East of the Galena River, Galena, Jo Daviess County, Illinois. Common Address is 1002 Park Avenue, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Neighborhood Commercial District.

Nack noted that Rosenthal notified Zoning Administrator Matt Oldenburg of his intent to attend the Wednesday March 14 meeting via electronic device. Rosenthal is out of town due to a job commitment and is unable to attend in person. Nack asked if Rosenthal had reviewed the minutes and was familiar with the agenda item. Rosenthal confirmed this.

Acting Chairperson Nybo reminded the Board that when they heard this agenda item in February he had recused himself. Should he do the same for the ratification.

Nack said that was entirely up to Nybo. Someone would need to step up and continue as acting chairperson if he recused himself.

Nybo said he also wanted to go on record concerning the vote for Cal No. 18A-01 at the February 14 meeting. The vote for recommendation was 3 yes, 1 no and 1 abstain (himself.) He asked that the record show that he was changing his vote to 'No'. He understands that this has no affect on the map amendment approval for Cal. No. 18A-01.

Nack said that Nybo can ask that the record show his request but in order to change the vote he would have to ask that the agenda item be brought back to the Zoning Board and be voted on. You cannot change your vote on an item at a later date.

Nybo said he definatley wanted to make a recommendation that his abstention vote goes to a no vote.

Board member Jim Baranski took over as acting chairperson.

Baranski read the conclusion and determination

Nack asked that the record show that Board member Jim Holman was now in attendance. He noted that Holman had been absent for the February 14 meeting. He asked Holman if he had reviewed the minutes and was familiar with the specifics of agenda item Cal. No 18S-03.

Holman said he was.

Nack said Holman was able to participate in the discussion and vote of the agenda item.

MOTION: Jansen moved, seconded by Bochniak to approve the Findings of Fact for Cal. No. 18S-03.

As Roll Call was:

Cook	No
Holman	Yes
Jansen	Yes
Nybo	Recused
Baranski	Yes
Bochniak	Yes
Rosenthal	Yes

Motion carried.

Nybo returned to the meeting but Baranski continued as acting chairperson.

Rosenthal ended his electronic participation.

NEW BUSINESS

None

OTHER BUSINESS

None

PUBLIC COMMENTS

None

MOTION: Bochniak moved, seconded by Jansen to adjourn the meeting at 6:50 pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price
Zoning Board Secretary

03-14-2018

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: April 6, 2018

RE: Cal. No. 18A-03 & 18S-04, Applicant and Owner: Mary Prioetti, 701 South Bench Street, Galena, IL 61036. Location: Parcel: 22-100-263-00, Lot 8, Lots between Bench and Prospect Streets, Galena, Jo Daviess County, Illinois. Common Address is 701 South Bench Street, Galena, IL 61036. Request for Rezoning from Low Density Residential to Neighborhood Commercial and Special Use Permit to allow small scale dining and Accommodations, Vacation Rental.

Summary:

The applicant is requesting a map amendment and Special Use Permit to rezone from Low Density Residential to Neighborhood Commercial to facilitate a quasi-Indoor Institutional / Indoor Commercial Entertainment Land use and to operate as a one-dwelling unit vacation rental in a Neighborhood Commercial District, contingent upon approval of rezoning.

The applicant plans to hold private cultural / educational dinners, 5-10 people per dinner, periodically each month. These dinners have two purposes: to provide a cultural and educational dining experience to her invited guests; and to provide an opportunity for local individuals to learn how to provide fine dining service and be trained while working at these dinners. This is a quasi-educational / entertainment-type of land use.

I've asked the applicant to request a Special Use Permit for this type of use because it is a lesser intensity than a full-scale education facility or restaurant; however, it is a significant enough intensity that non-administrative review is needed. In my opinion, the size of the proposed dinner party is relative to the size of a dinner party that a normal residential household could potentially have at any given time. However, the frequency of periodical activity during each month in the evening hours would need approval from the Board. If approved, the applicant will also need further review by the Building Department and Fire Department for compliance with building and life safety codes. The applicant plans to install a commercial grade kitchen in the house to facilitate the dinners and meet health department codes. The dining area is within the house and also in the attached three-season room during good weather months. This special use request should be contingent upon approval of rezoning to Neighborhood Commercial.

Additionally, the applicant wishes to convert her detached carriage house into a single-unit vacation rental. The parking for the vacation rental would require one space off-street as the building can hold up to three guests. An additional space for the owner is needed as she still resides in the principal house. Lastly, the applicant has arranged with the Galena Gazette to utilize parking spaces at their location across the street for the dinner events. A legally binding instrument will be provided to the City that ensures the joint parking arrangement continues into perpetuity as long as the applicant's request is in use.

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: **Vacation Rental:** Maximum occupancy load for this dwelling unit is three (3) 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 10,033 square feet, or 0.24 acres. The structure is situated along Highway 20, Bench Street and also abuts South Prospect Street. The site is already properly landscaped with well-established vegetation and lighting. The lot can absorb the impact of this land use with minimal impact on surrounding properties.

Availability and impact of parking: The proposed off-street parking can accommodate up to three vehicles. The parking regulations require one (1) off-street space per four (4) guests for a vacation rental, plus one additional space is needed for the homeowner.

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

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

Approval Criteria & Recommendation for Map Amendment:

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:

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

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

The 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.

Approval Criteria & Recommendation:

The purpose of a special use review is to provide an opportunity to utilize property for an activity, which under usual circumstances, could be detrimental to other permitted uses and which normally is not permitted within the same district. A special use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A special use is not a use by-right and one that is otherwise prohibited without approval of a special use permit.

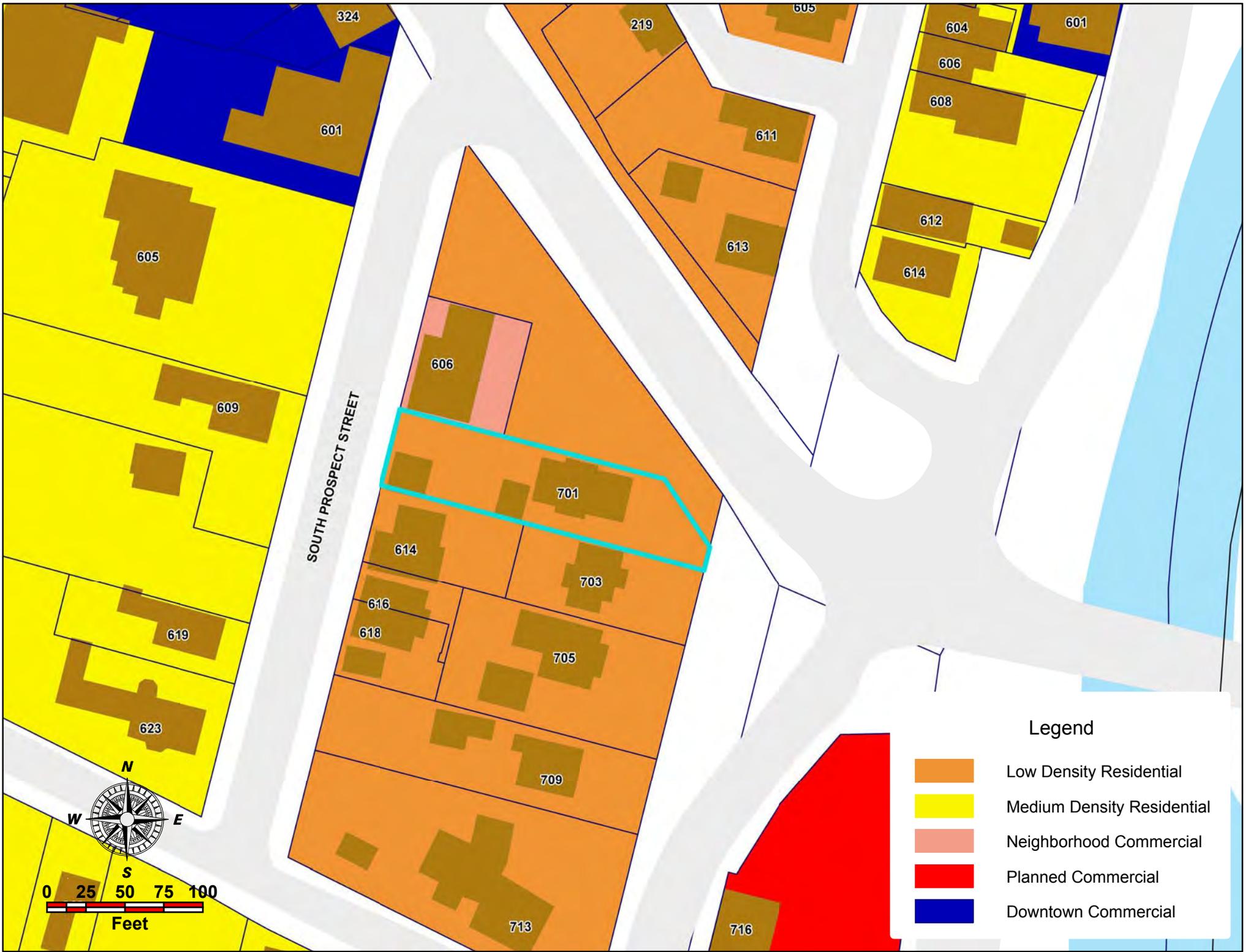
The application shall demonstrate that the proposed development will comply with the following:

- (1) *Site plan review standards.* All applicable site plan review criteria in § 154.914.
- (2) *District standards.* The underlying zoning district standards established in § 154.201 through § 154.209 including the defining characteristics of the district;
- (3) *Specific standards.* The land use regulations established in § 154.406;
- (4) *Availability of complementary uses.* Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.
- (5) *Compatibility with adjoining properties.* Compatibility with and protection of neighboring properties through measures such as:
 - (a) *Protection of privacy.* The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants.

(b) *Protection of use and enjoyment.* All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property.

(c) *Compatible design and integration.* All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

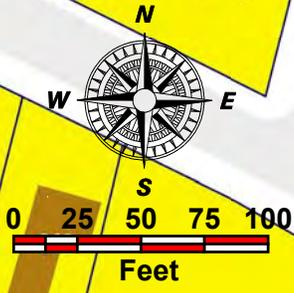
The Zoning Board of Appeals can grant, conditionally grant, or deny all applications for a Special Use Permit or an amendment thereof. If the Board would like to grant the request, a motion to draft Findings of Fact should be entertained. The Findings of Fact will then be presented for final consideration at the next Board meeting.



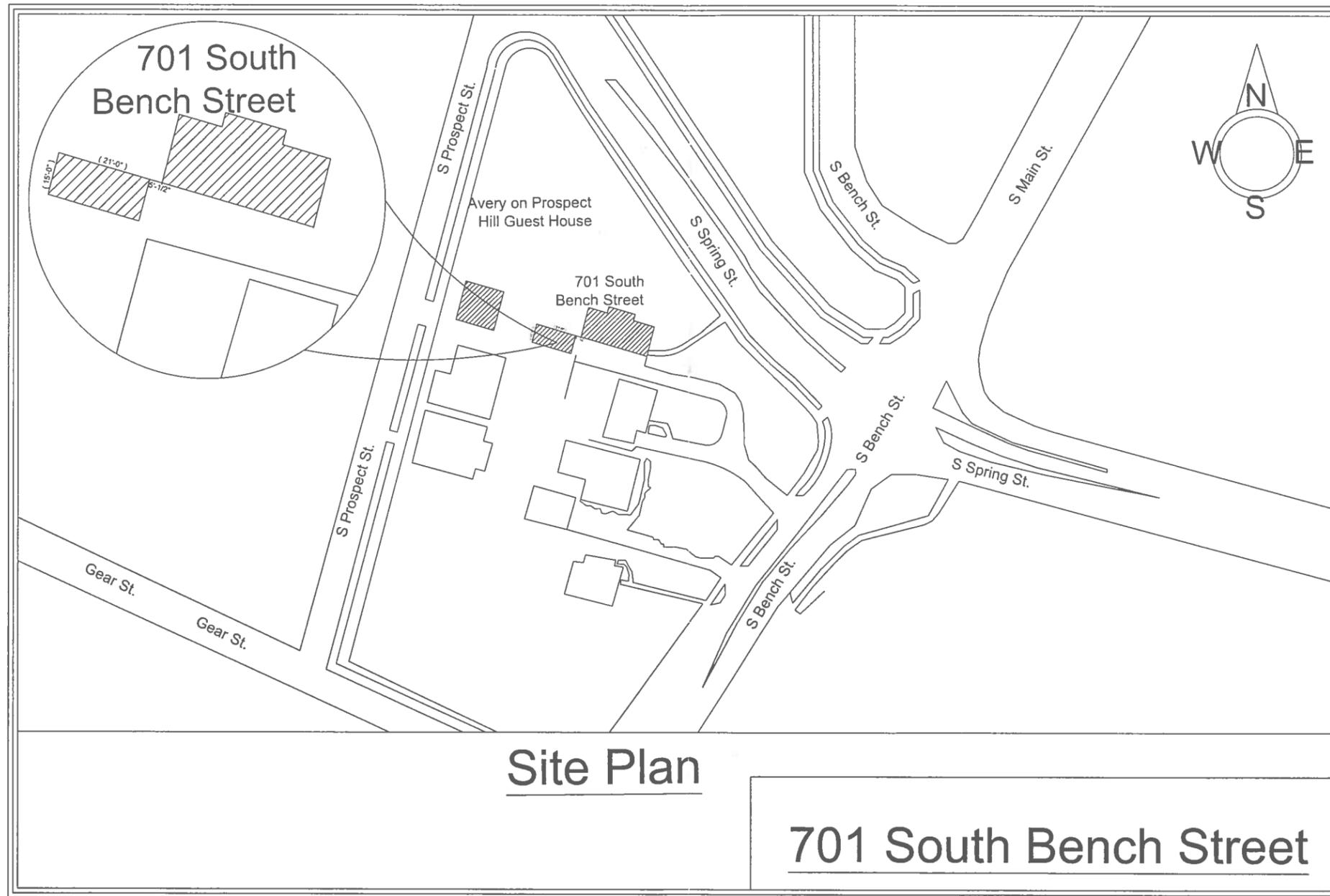
SOUTH PROSPECT STREET

Legend

-  Low Density Residential
-  Medium Density Residential
-  Neighborhood Commercial
-  Planned Commercial
-  Downtown Commercial







Site Plan

701 South Bench Street



ADDCC ALL DESIGN DEVELOPERS CORPORATION
 maqbool7300@yahoo.com
 2104 WEST PETERSON AVENUE, CHICAGO, IL 60659
 OFFICE: 773 381 7300 CELL: 773 297 1938



101 S BENCH STREET
 GALINA IL - 61036

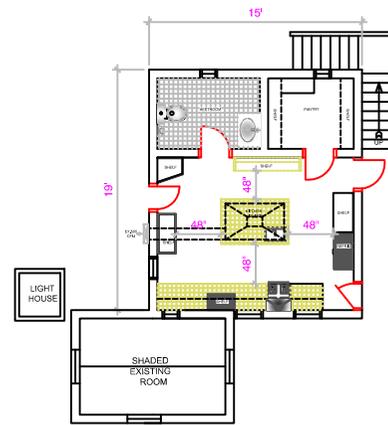
PROPOSED SITE PLAN

DRAWN BY: TNAJ
 DATE: 05-13-2018
 ISSUED:
 REVISION 1:
 REVISION 2:

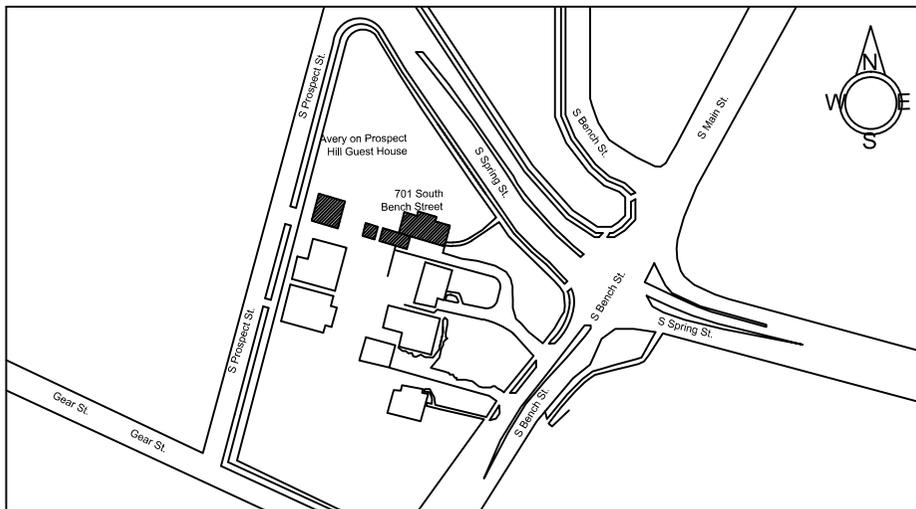
OWNER:
 MARY

ARCHITECT:
 GEORGE SIMOULIS

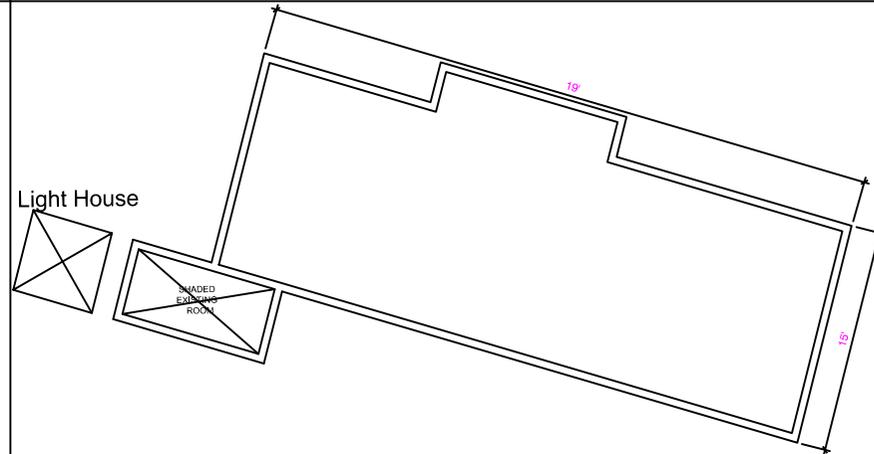
SCALE:
 3/16"=1'-0"
 DRG. NO.
 A1



EXISTING KITCHEN

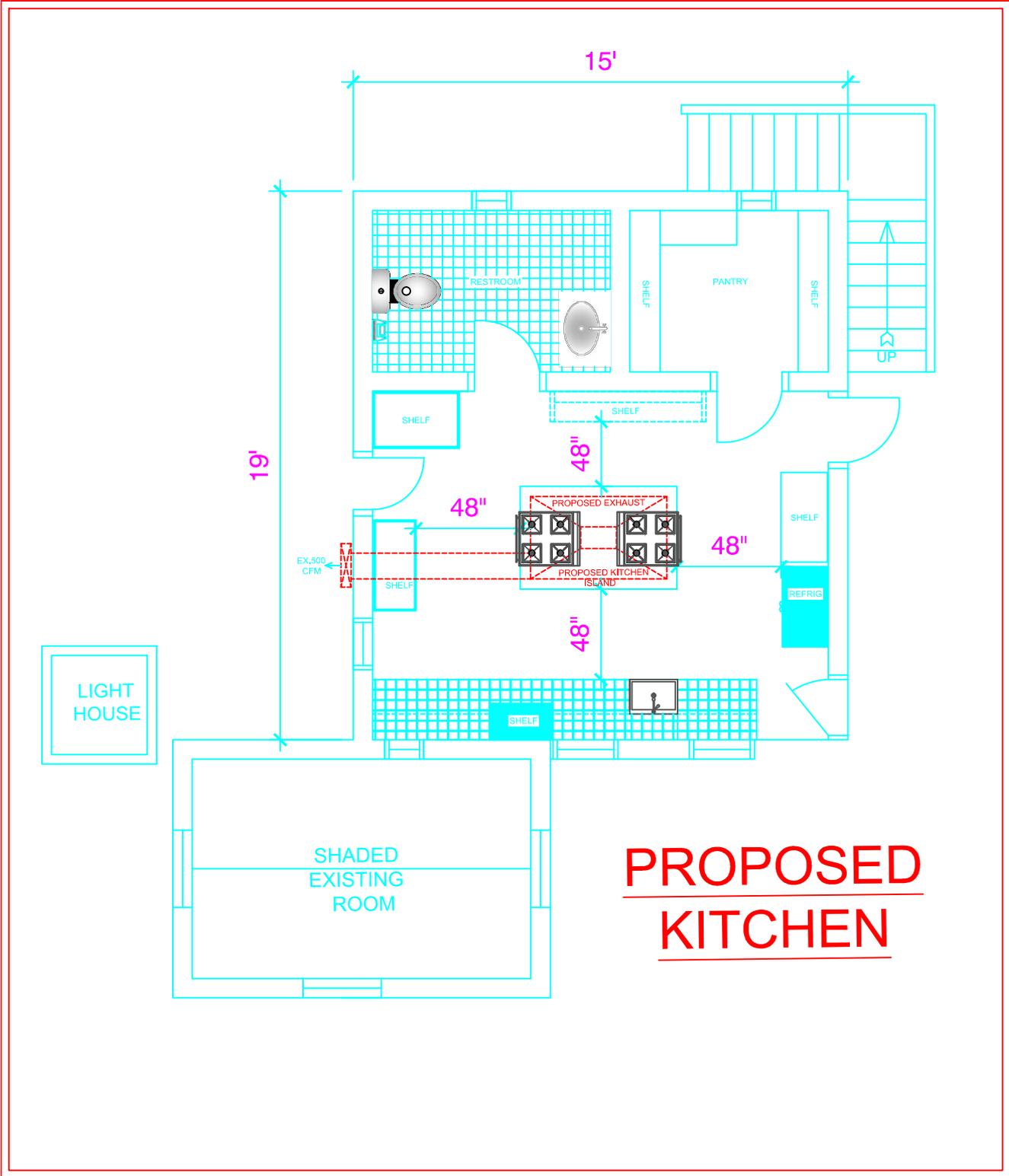


Site Plan

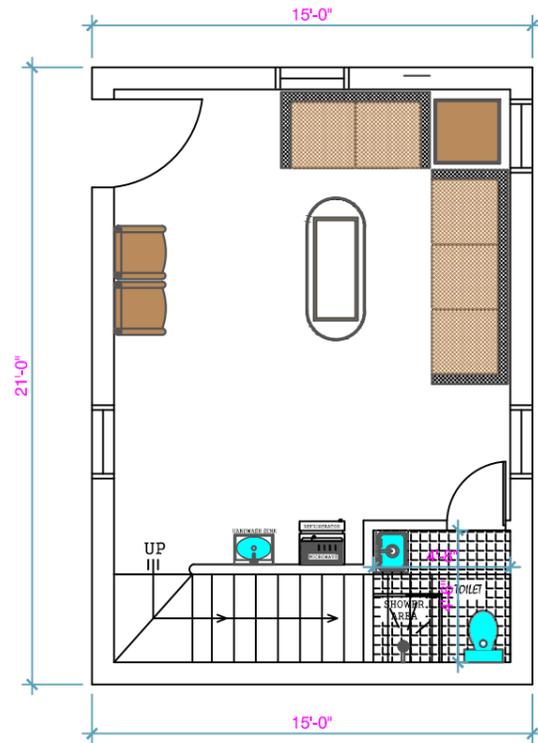


Floor Plan

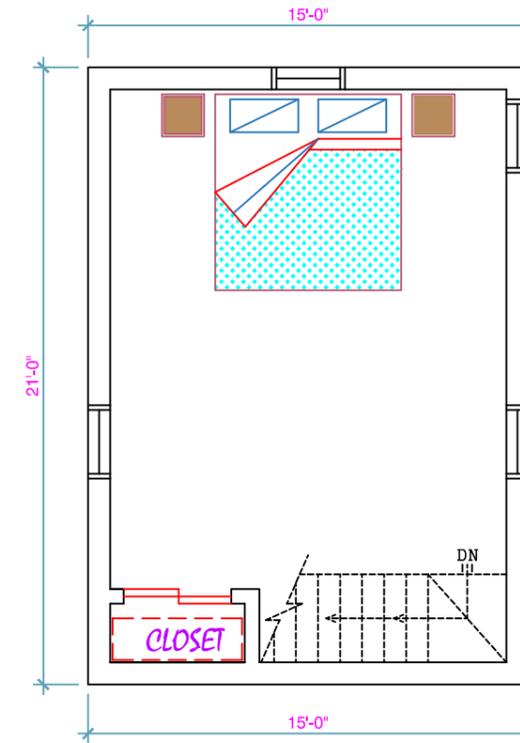
701 South Bench Street



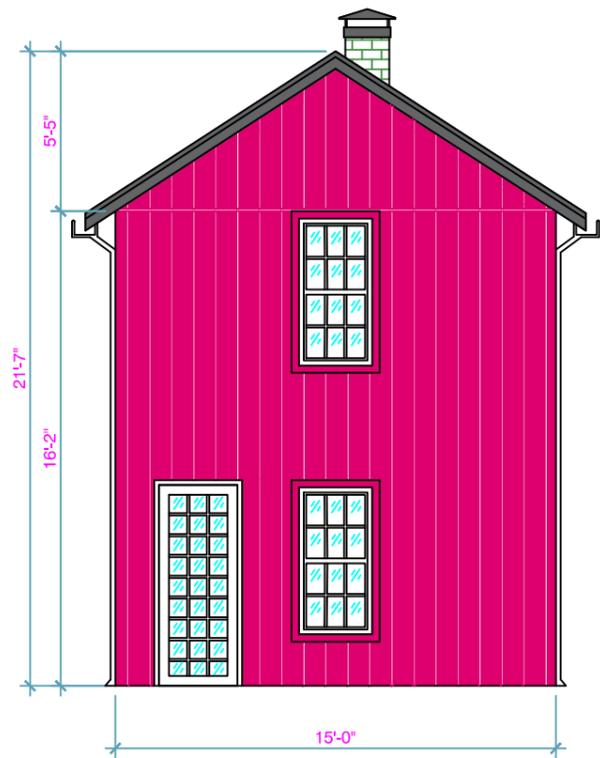
PROPOSED
KITCHEN



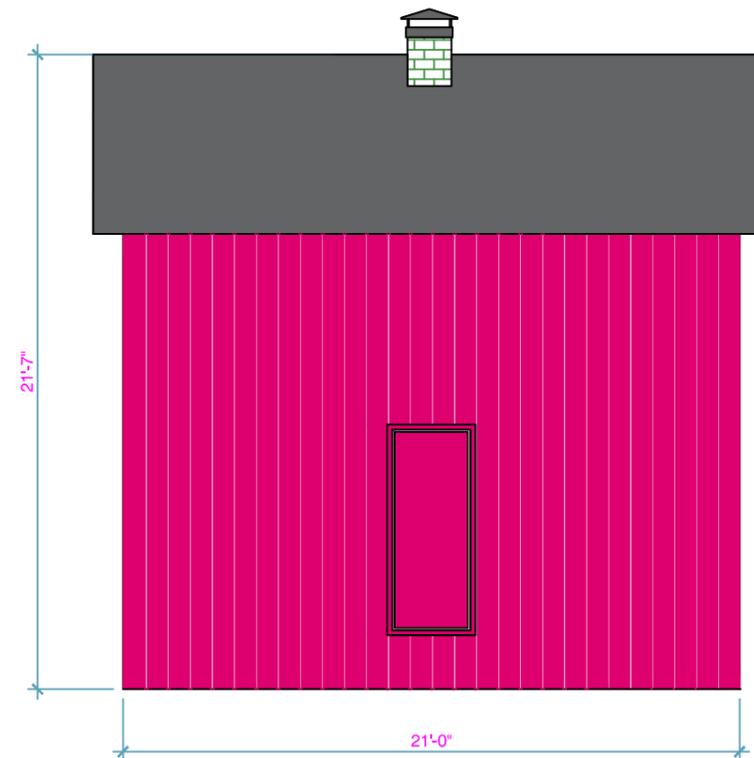
PROPOSED 1st FLOOR PLAN



PROPOSED 2nd FLOOR PLAN

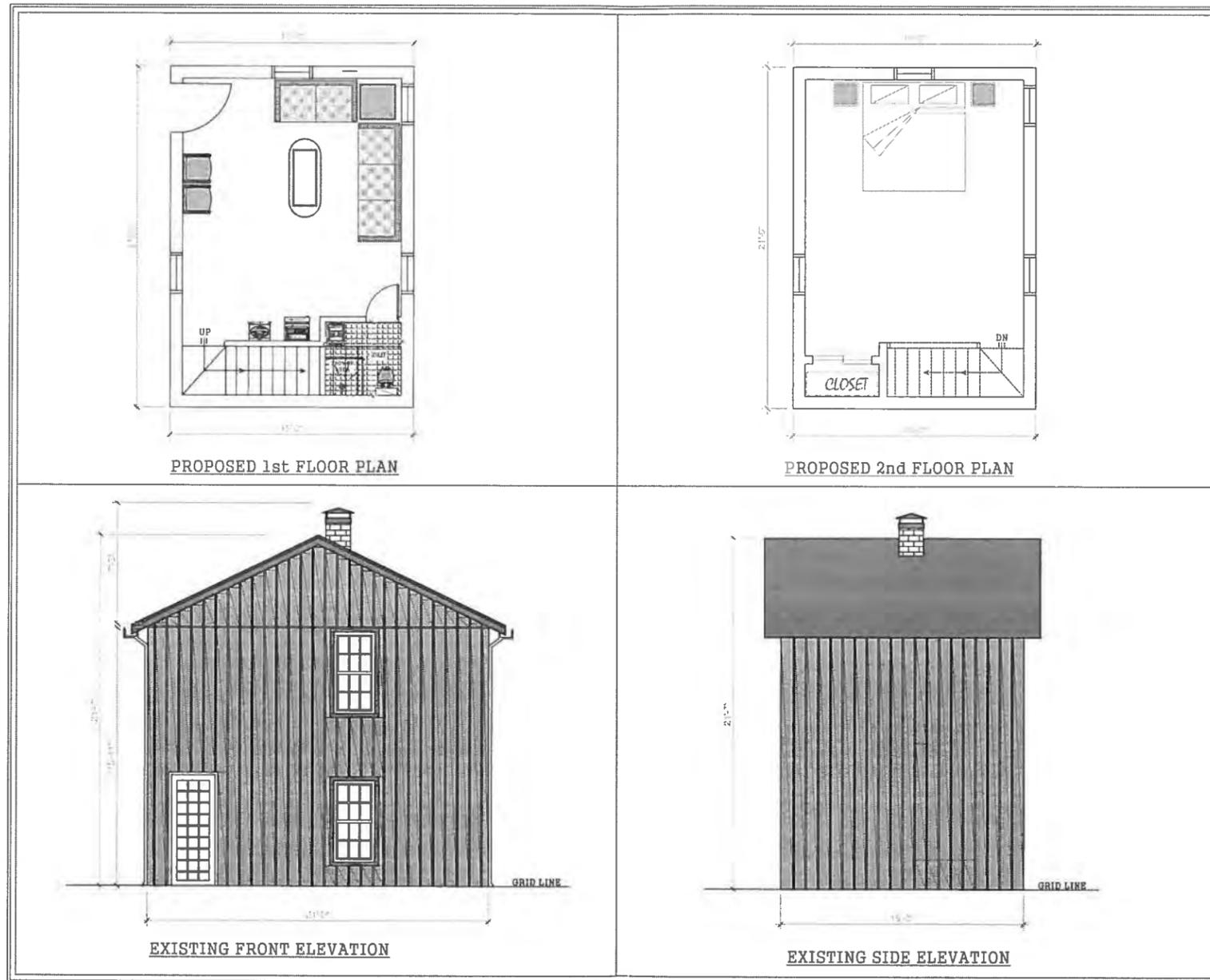


EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

701 South Bench Street, GALINA ,IL



ADDCC ALL DESIGN DEVELOPERS CORPORATION
 maqbool7300@yahoo.com
 2104 WEST PETERSON AVENUE, CHICAGO, IL 60659
 OFFICE: 773 381 7300; CELL: 773 297 1938



101 S BENCH STREET
 GALINA IL - 61036

**PROPOSED FLOOR PLANS
 & ELEVATIONS**

DRAWN BY: JNU
 DATE: 03-13-2018
 ISSUED:
 REVISION 1:
 REVISION 2:

OWNER:
 MARY

ARCHITECT:
 GEORGE SIMOULIS

SCALE:
 3/16" = 1'-0"
 DRG. NO. A2

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: April 6, 2018

RE: Cal. No. 18S-05, Applicant and Owner: Silas Pepple, 336 Spring Street, Galena, IL 61036. Location: Parcel: 22-100-662-30, Part of Lot 4 and Part of Lot 5, Block 11, Original Lots of Galena, Galena, Jo Daviess County, Illinois. Common Address is 336 Spring Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District.

Summary:

The applicant is requesting a Special Use Permit for a vacation rental units in the Downtown Commercial District. This property is located along Spring Street and also abuts South High Street.

It is currently occupied in the upper story as a single family residence and was once part of a vehicle maintenance garage. The lower level is currently used for storage space, but may be built to suit for a future tenant as retail space.

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 nine units is 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).

Lot Capacity: The lot size is 5,822 square feet, or 0.13 acres. 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.

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.*

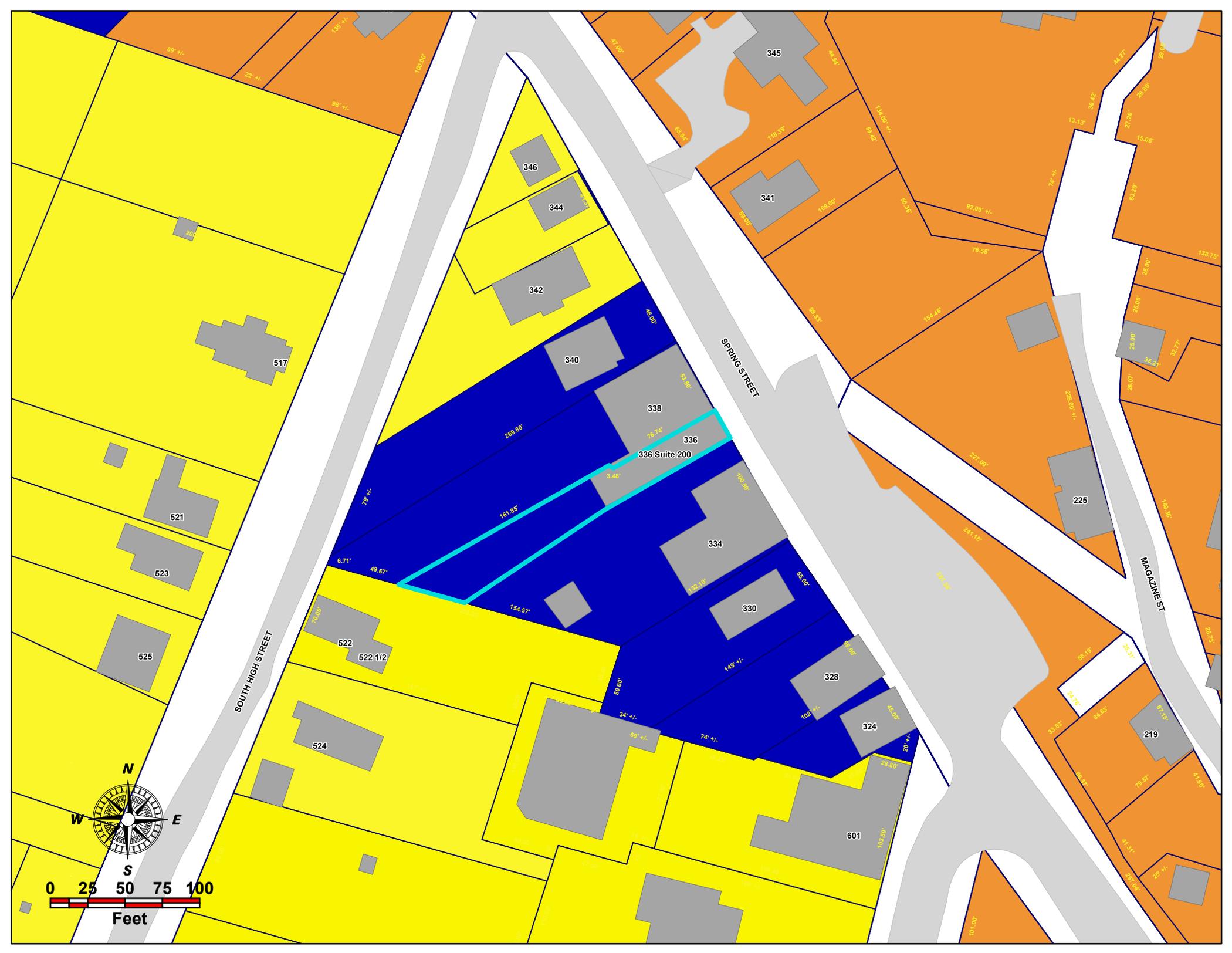
(5) *Compatibility with adjoining properties.* Compatibility with and protection of neighboring properties through measures such as:

(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 compatible 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.





Vacation Rental Unit

2 Bedrooms, 2 Baths
 1,861 sq ft with no parking requirements
 9 guests allowed

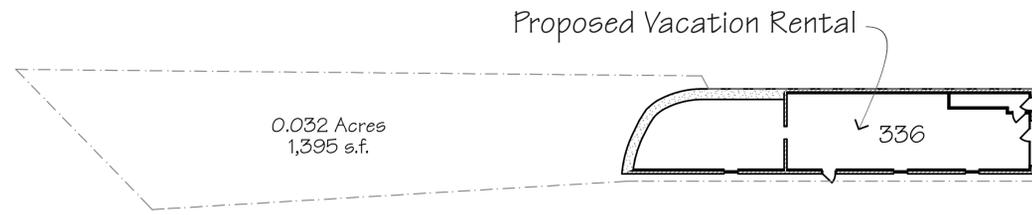
Building Classification
 Zoning DC Downtown Commercial, Vacation Rental Special Use permit

Construction Type III A, Historic Building, 2 stories, +/- 3,722 sq. ft. gross
 Occupancy 1st Floor Vacant/Storage
 Change 2nd Floor from R3 to R1

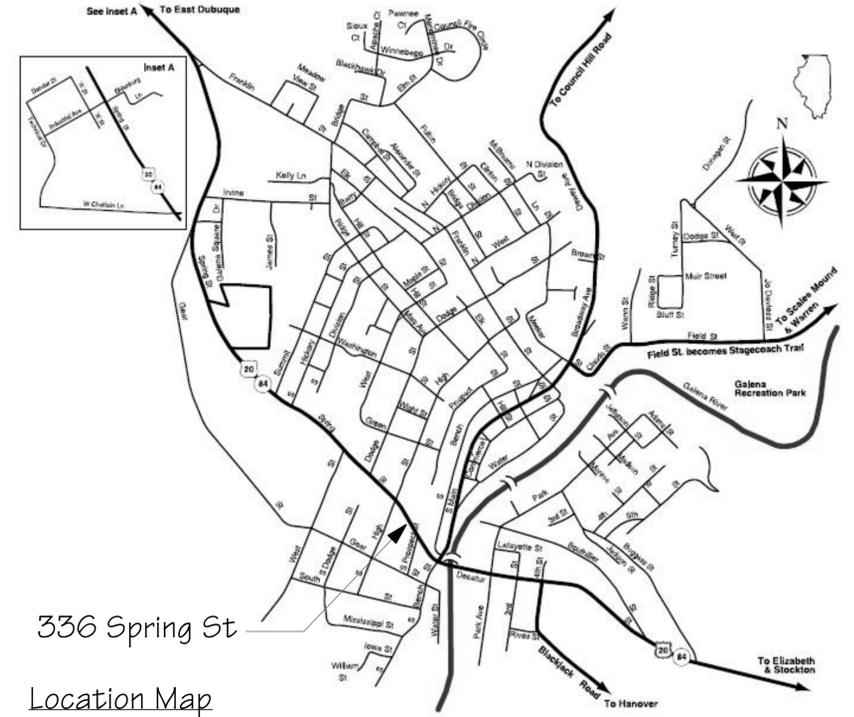
Project type: Change of occupancy from R3 to R1
 No Alterations

General Notes

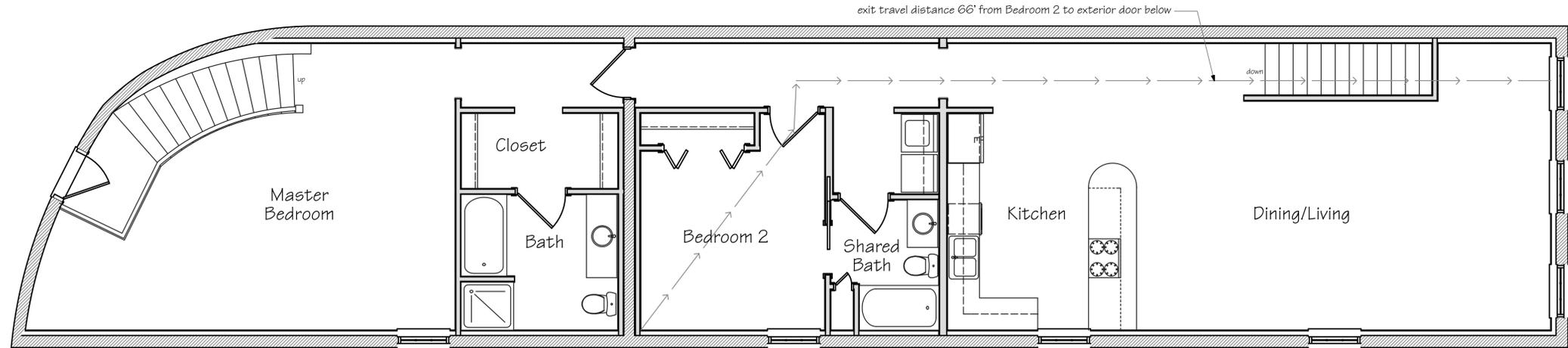
- Contractor to verify existing conditions before proceeding with the work.
 - Dimensions are to the face of finish unless noted otherwise.
 - Contractor to provide certificates of insurance for Worker's Compensation and Liability. All work to conform to governing National, State and Local Codes.
 - Provide new First Floor ceiling to be 5/8" type X firecode, painted.
 - Structural wood to be Doug-fir #2 or better unless noted otherwise. Contractor to provide all miscellaneous blocking, bracing, headers, hangers and anchors as required.
- Electrical
- Verify existing electrical system. All electrical wiring to conform to the National Electrical Code. All wiring to be in conduit per City of Galena.
 - Smoke Detectors are required throughout all areas, verify smoke detectors within each new bedroom & new carbon monoxide detector within 10' of bedrooms, hardwire all detectors with battery back-up. Minimum one smoke detector & one carbon monoxide detector per floor.



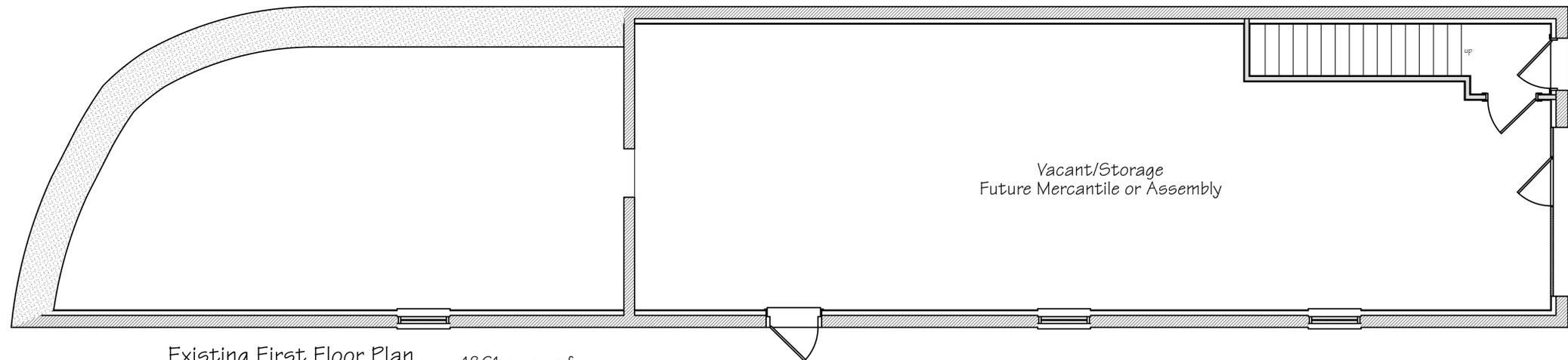
Site Plan
 1" = 20'-0"



336 Spring St
 Location Map



Existing Second Floor Plan 1861 gross s.f.
 1/4" = 1'-0"



Existing First Floor Plan 1861 gross s.f.
 1/4" = 1'-0"

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

Permit Plans for Vacation Rental Accommodations
336 Spring Street
 Galena, Illinois 61036

3/29/18
 revisions:
 sheet
1
 of 1

2/13/18 adamj333@gmail.com

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: April 6, 2018

RE: Cal. No. 18PD-01, Applicant and Owner: Megan & Bryan Knatz, 5415 Winslow Rd, Marion, IA 52302. Location: Lot 5 of the Gateway Park Subdivision, part of Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian, City of Galena, Jo Daviess County, Illinois. Common Address: 500 Wild Indigo Lane, Galena, IL 61036. Request for approval of the Final Development Plan of the PUD for Lot 5.

Project Summary:

The applicant is requesting to develop a wedding and event center by constructing a new building and associated site improvements on Lot 5 of the new Gateway Park Subdivision near Powder House Hill Road. In order to proceed, an approval of Final PUD Plan by the Zoning Board is required before building permits are issued. The preliminary PUD plan was approved for this subdivision in 2011 and the subdivision was recently approved in 2016. The property is currently zoned as Planned Unit Development with an underlying district of Planned Commercial and the land use is allowed by right.

The parking and circulation area will take access from Wild Indigo Lane, the new cul-de-sac for the subdivision, off-of Powder House Hill Road.

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 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.

Staff finds this development schedule acceptable and recommends approval to the Zoning Board.

Staff Comments:

Engineering: Approved subdivision plan & plat indicates adequate availability of water, cul-de-sac, sidewalks and street lights to the site. Sanitary sewer is planned to the site and will connect to the Timp Subdivision.

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

Building: Stamped, professional construction drawings must be submitted for final review with Staff before building permit is issued. ADA compliance is required.

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

Meets the land use regulations as provided in the Preliminary PUD Plan (see attached exhibit plan with listed, approved land uses).

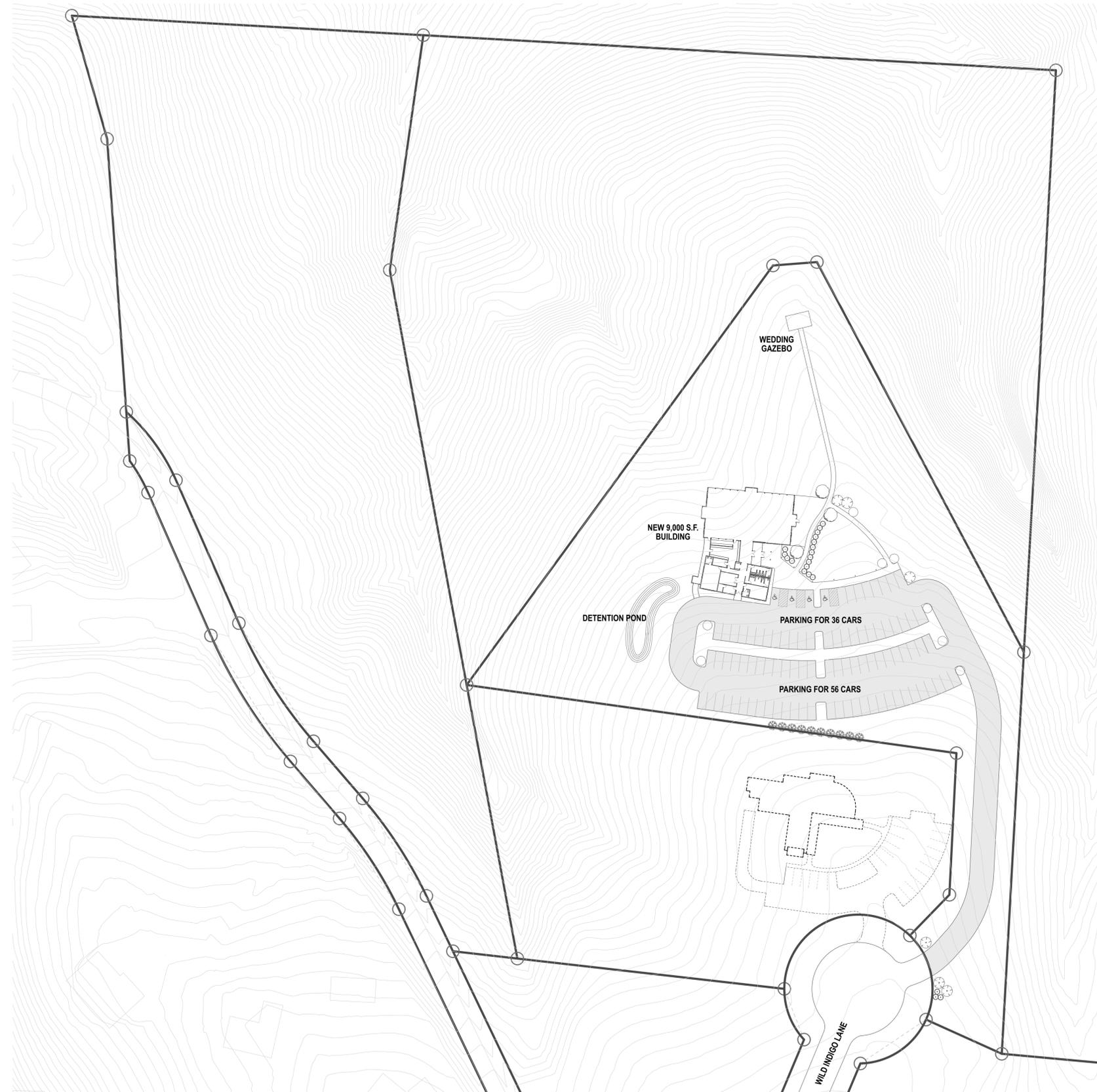
Applicability: The final development plan and final subdivision plat, where applicable, are the blueprint for development of a PUD/TND project. The plan and the plat ensure consistency with the approved preliminary development plan and specific development and constructions requirements of various adopted codes. No building permit shall be issued until final plan approval is obtained.

Final PUD Plan Approval Criteria – A final development plan application shall demonstrate conformance with all of the following:

- (a) The approved ODP, if applicable; *not applicable*
- (b) The approved preliminary development plan; *Final plan has no change from approved preliminary plan and adheres to the PUD district standards set forth by the City Council.*
- (c) The approved preliminary plat; *not applicable*
- (d) The approved PUD/TND rezoning ordinance; *Final plan is in conformance with the approved standards of the rezoned PUD ordinance.*
- (e) All other applicable development and construction codes, ordinances, and policies; *Final plan meets other applicable codes and City Staff will ensure approval conditions set forth by the City Council are met before building permit is issued.*
- (f) The applicable site plan review criteria in § [154.914](#); and *Final plan meets the applicable site plan review criteria.*
- (g) The applicable final plat criteria in [Chapter 153](#), Subdivision Regulations. *Not applicable.*

The Zoning Administrator shall make a recommendation and the Zoning Board of Appeals shall approve, conditionally approve, or deny all applications for a final development plan, unless the City Council in its discretion required the final plan be returned to it for final action. In such cases, the Zoning Administrator and Zoning Board of Appeals shall provide recommendations concerning the final plan.

In this case, the ZBA is the approval authority for the Final Plan. There are no changes to the plan from the preliminary and I recommend approval.



SITE DEVELOPMENT PLAN

Zoning: Planned Commercial

Intensity & Bulk Standards

Minimum Lot Size: 20,000 s.f.

Original Size of Lot 5: 501,593 s.f.

Revised Size of Lot 5: 198,187 s.f.

Maximum Floor Area Ratio: 0.3 = 59,537 s.f.

Actual Floor Area Ratio: 0.045 = 9,000 s.f.

Maximum Building Size: 25,000 s.f.

(without Special Use Permit)

Actual Building Size: 9,000 s.f.

Minimum Landscape Surface Ratio: 25%

Actual LSR Ratio: 69.9%

Parking & Landscape Standards

Parking Spaces Required: 1 per 4 patrons + 1 per employee

Parking Spaces Provided: 336 patrons / 4 = 84 spaces +

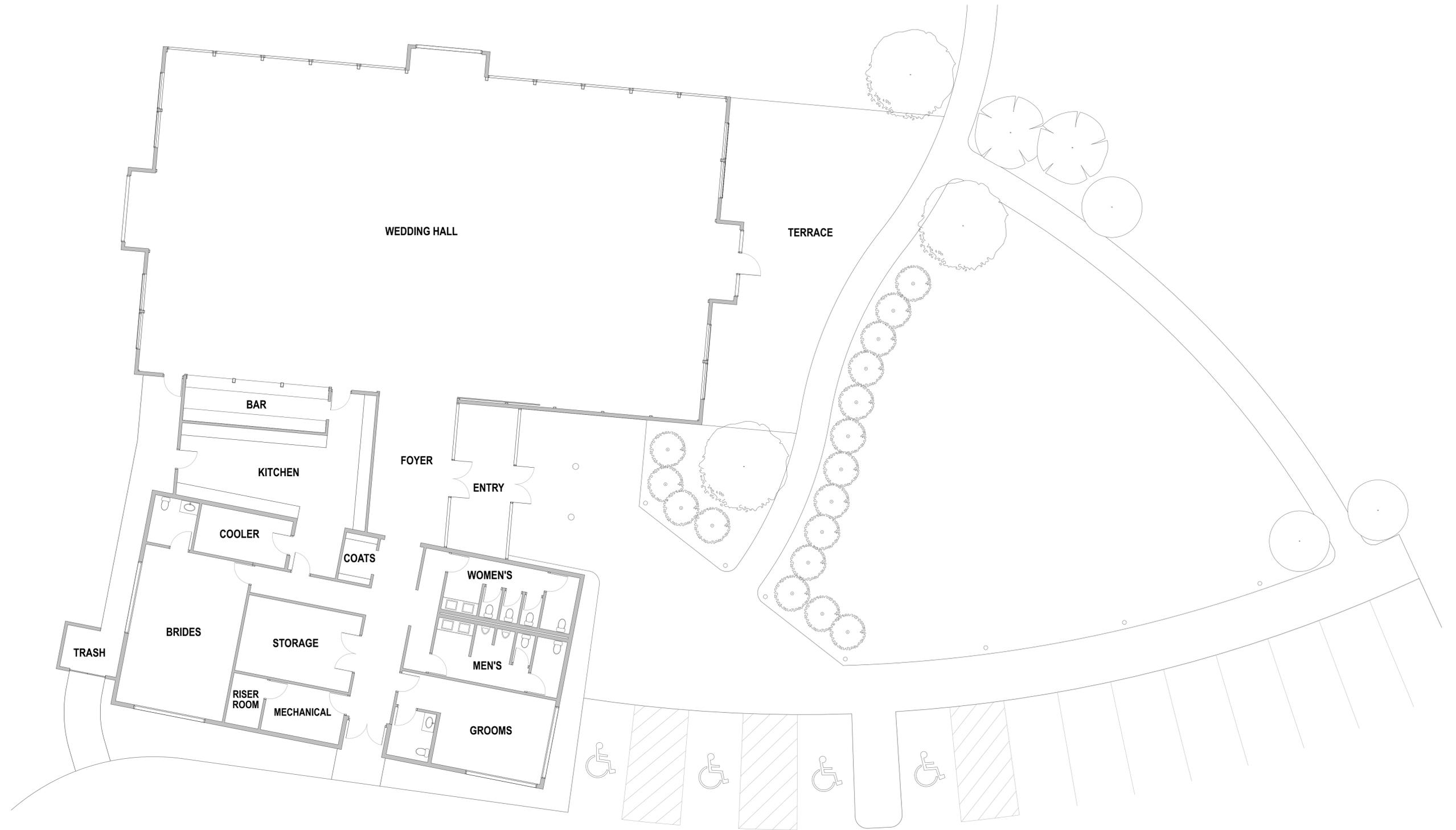
8 employees = 8 spaces

Total Spaces Provided = 92

Landscape Points Required: 686

Landscape Points Provided: 830

A1



A2



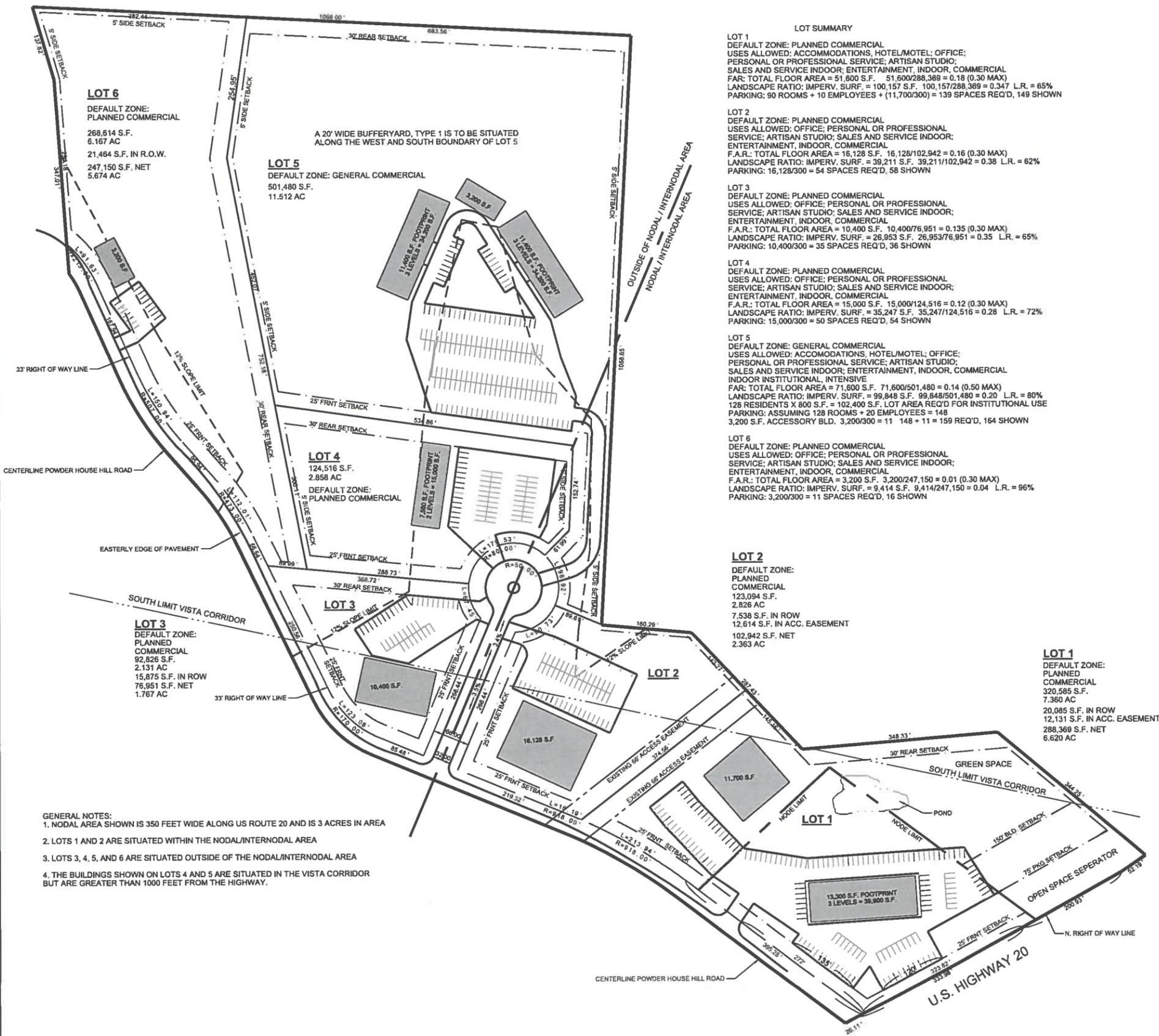
A3



EXHIBIT 2

PLANNED UNIT DEVELOPMENT CONCEPT 9146 U.S. ROUTE 20 WEST, GALENA, IL

33.71 ACRE PARCEL IN THE NW, NE AND SE QUARTERS OF SECTION 21, TOWNSHIP 28
NORTH, RANGE 1 EAST OF THE FOURTH P.M., JO DAVIESS COUNTY, ILLINOIS



LOT SUMMARY

LOT 1
 DEFAULT ZONE: PLANNED COMMERCIAL
 USES ALLOWED: ACCOMMODATIONS, HOTEL/MOTEL; OFFICE; PERSONAL OR PROFESSIONAL SERVICE; ARTISAN STUDIO; SALES AND SERVICE INDOOR; ENTERTAINMENT, INDOOR, COMMERCIAL
 FAR: TOTAL FLOOR AREA = 51,600 S.F. 51,600/288,369 = 0.18 (0.30 MAX)
 LANDSCAPE RATIO: IMPERV. SURF. = 100,157 S.F. 100,157/288,369 = 0.347 L.R. = 65%
 PARKING: 90 ROOMS + 10 EMPLOYEES + (11,700/300) = 139 SPACES REQ'D, 149 SHOWN

LOT 2
 DEFAULT ZONE: PLANNED COMMERCIAL
 USES ALLOWED: OFFICE; PERSONAL OR PROFESSIONAL SERVICE; ARTISAN STUDIO; SALES AND SERVICE INDOOR; ENTERTAINMENT, INDOOR, COMMERCIAL
 F.A.R.: TOTAL FLOOR AREA = 16,128 S.F. 16,128/102,942 = 0.16 (0.30 MAX)
 LANDSCAPE RATIO: IMPERV. SURF. = 39,211 S.F. 39,211/102,942 = 0.38 L.R. = 62%
 PARKING: 16,128/300 = 54 SPACES REQ'D, 58 SHOWN

LOT 3
 DEFAULT ZONE: PLANNED COMMERCIAL
 USES ALLOWED: OFFICE; PERSONAL OR PROFESSIONAL SERVICE; ARTISAN STUDIO; SALES AND SERVICE INDOOR; ENTERTAINMENT, INDOOR, COMMERCIAL
 F.A.R.: TOTAL FLOOR AREA = 10,400 S.F. 10,400/76,951 = 0.135 (0.30 MAX)
 LANDSCAPE RATIO: IMPERV. SURF. = 26,953 S.F. 26,953/76,951 = 0.35 L.R. = 65%
 PARKING: 10,400/300 = 35 SPACES REQ'D, 36 SHOWN

LOT 4
 DEFAULT ZONE: PLANNED COMMERCIAL
 USES ALLOWED: OFFICE; PERSONAL OR PROFESSIONAL SERVICE; ARTISAN STUDIO; SALES AND SERVICE INDOOR; ENTERTAINMENT, INDOOR, COMMERCIAL
 F.A.R.: TOTAL FLOOR AREA = 15,000 S.F. 15,000/124,516 = 0.12 (0.30 MAX)
 LANDSCAPE RATIO: IMPERV. SURF. = 35,247 S.F. 35,247/124,516 = 0.28 L.R. = 72%
 PARKING: 15,000/300 = 50 SPACES REQ'D, 54 SHOWN

LOT 5
 DEFAULT ZONE: GENERAL COMMERCIAL
 USES ALLOWED: ACCOMMODATIONS, HOTEL/MOTEL; OFFICE; PERSONAL OR PROFESSIONAL SERVICE; ARTISAN STUDIO; SALES AND SERVICE INDOOR; ENTERTAINMENT, INDOOR, COMMERCIAL
 INDOOR INSTITUTIONAL, INTENSIVE
 FAR: TOTAL FLOOR AREA = 71,600 S.F. 71,600/501,480 = 0.14 (0.50 MAX)
 LANDSCAPE RATIO: IMPERV. SURF. = 99,848 S.F. 99,848/501,480 = 0.20 L.R. = 80%
 128 RESIDENTS X 800 S.F. = 102,400 S.F. LOT AREA REQ'D FOR INSTITUTIONAL USE
 PARKING: ASSUMING 128 ROOMS + 20 EMPLOYEES = 148
 3,200 S.F. ACCESSORY BLD. 3,200/300 = 11 148 + 11 = 159 REQ'D, 164 SHOWN

LOT 6
 DEFAULT ZONE: PLANNED COMMERCIAL
 USES ALLOWED: OFFICE; PERSONAL OR PROFESSIONAL SERVICE; ARTISAN STUDIO; SALES AND SERVICE INDOOR; ENTERTAINMENT, INDOOR, COMMERCIAL
 F.A.R.: TOTAL FLOOR AREA = 3,200 S.F. 3,200/247,150 = 0.01 (0.30 MAX)
 LANDSCAPE RATIO: IMPERV. SURF. = 9,414 S.F. 9,414/247,150 = 0.04 L.R. = 96%
 PARKING: 3,200/300 = 11 SPACES REQ'D, 16 SHOWN

LOT 2
 DEFAULT ZONE: PLANNED COMMERCIAL
 123,094 S.F.
 2,826 AC
 7,538 S.F. IN ROW
 12,614 S.F. IN ACC. EASEMENT
 102,942 S.F. NET
 2,363 AC

LOT 1
 DEFAULT ZONE: PLANNED COMMERCIAL
 320,585 S.F.
 7,360 AC
 20,085 S.F. IN ROW
 12,131 S.F. IN ACC. EASEMENT
 288,369 S.F. NET
 6,620 AC

- GENERAL NOTES:**
1. NODAL AREA SHOWN IS 350 FEET WIDE ALONG US ROUTE 20 AND IS 3 ACRES IN AREA
 2. LOTS 1 AND 2 ARE SITUATED WITHIN THE NODAL/INTERNODAL AREA
 3. LOTS 3, 4, 5, AND 6 ARE SITUATED OUTSIDE OF THE NODAL/INTERNODAL AREA
 4. THE BUILDINGS SHOWN ON LOTS 4 AND 5 ARE SITUATED IN THE VISTA CORRIDOR BUT ARE GREATER THAN 1000 FEET FROM THE HIGHWAY.

