



City of Galena, Illinois

AGENDA

ZONING BOARD OF APPEALS

WEDNESDAY, FEBRUARY 14, 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 January 10, 2018	3 - 6

UNFINISHED BUSINESS

ITEM	DESCRIPTION	PAGE
18S-01	Greg & Dawn Fleege – Request for Special Use Permit for Guest Accommodations, Vacation Rental at 509 N Dodge Street.	7 - 10

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
18S-02	James Wirth – Request for Special Use Permit for Guest Accommodations, Vacation Rental at 121 S High Street.	11 - 15
18A-01 & 18S-03	Ann Williams – Request for Rezoning from Low Density Residential to Neighborhood Commercial and Special Use Permit to allow Accommodations, Vacation Rental.	16 - 21
18A-02 & 18SUB-01	DSW Investments, LLC – Request for Rezoning to Medium Density Residential from Limited Agriculture; Vacation and Re-plat of part of the Cobblestone Crossing Subdivision, concurrent with Annexation request.	22 - 32

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. March 14, 2018	6:30 P.M.	City Hall, 101 Green Street

Posted: February 9, 2018 at 4:30 p.m. Posted By: Matt Oldenburg

**MINUTES
ZONING BOARD OF APPEALS
JANUARY 10, 2018**

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, January 10, 2018 at City Hall, 101 Green Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

Baranski	Present
Bochniak	Absent
Cook	Present
Holman	Present
Jansen	Present
Nybo	Absent
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 Baranski to approve the December 13, 2017 minutes.

Motion carried on voice vote.

UNFINISHED BUSINESS

Cal. No. 17S-37, Applicant and Owner: Lauren Knapp, 233 Diagonal Street, Galena, IL 61036. Location: Parcel: 22-100-118-00, Part of Lot 6, Lots in Wedge of Block C, Original City of Galena, Galena, Jo Daviess County, Illinois. Common Address is 233 Diagonal Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District.

MOTION: Jansen moved, seconded by Cook to approve the Findings of Fact for Cal. No. 17S-37.

As Roll Call was:

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

Motion carried.

NEW BUSINESS

Cal. No. 18S-01, Applicant and Owner: Gregory & Dawn Fleege, 509 North Dodge Street, Galena, IL 61036. Location: Parcel: 22-100-910-00, Part of Lots 1,4,5 & 6, Connelly's Subdivision of Lots 7 & 8 of Block 27 of the Original City of Galena, Galena, Jo Daviess County, Illinois. Common Address is 509 North Dodge Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District.

MOTION: Baranski moved, seconded by Cook to open the Public Hearing on Cal. No. 18S-01.

Motion carried by voice vote.

Nack swore all those in who wished to testify at the public hearing.

Dawn Fleege 253 North Rocky Hill Road, Galena said they would like to renovate the small home and use it as a guest house. There are two off street parking spots and their daughter lives next door. Their guests will have an access code to gain entry to the home. The one bedroom home will accommodate a max of four persons. The home needs a lot of work but once renovations are complete it will be a nice little place for guests.

MOTION: Jansen moved, seconded by Cook to close the Public Hearing on Cal. No. 18S-01.

Motion carried by voice vote.

MOTION: Baranski moved, seconded by Jansen to draft a positive Finding of Fact for Cal. No. 18S-01.

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:

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

Motion carried.

OTHER BUSINESS

Public Comments

None

MOTION: Cook moved, seconded by Holman to adjourn the meeting at 6:50 pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price
Zoning Board Secretary

DECISION

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

REGARDING

CALENDAR NUMBER: 18S-01

APPLICATION BY: Gregory & Dawn Fleege, 509 North Dodge 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 January 10, 2018. 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 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 15,700 square feet, or 0.36 acres. The structure is situated along North Dodge Street downhill from the intersection of North High Street and will take driveway access from North Dodge 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 Architect 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 and a nearby vacation rental at 500 N High Street.

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:

- **Dawn Fleege, 253 North Rocky Hill Road, Galena** said they would like to renovate the small home and use it as a guest house. There are two off-street parking spots and their daughter lives next door. Their guests will have an access code to gain entry to the home. The one-bedroom home will accommodate a max of four persons. The home needs a lot of work but once renovations are complete it will be a nice little place for guests.

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 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 Gregory & Dawn Fleege 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 Gregory & Dawn Fleege 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 10th day of January, A.D. 2018, by the Galena Zoning Board of Appeals by a vote of 5 ayes, 0 nays, 2 absent, 0 abstain, 0 recused.

John Rosenthal, Chairperson

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: February 9, 2018

RE: Cal. No. 18S-02, Applicant and Owner: James Wirth, 121 South High Street, Galena, IL 61036. Location: Parcel: 22-100-573-00, Lot 16 in Block 4 of the Original City of Galena, Galena, Jo Daviess County, Illinois. Common Address is 121 South High 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). Although there is room for more than that in the dwelling, the occupancy is limited due to off-street parking.

Lot Capacity: The lot size is 5,767 square feet, or 0.11 acres. The structure is situated along South High Street between Hill and Washington Streets. 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 one vehicle off-street in the existing garage. The parking regulations require one (1) off-street space per four (4) 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, guest accommodations and a church.

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.



04/25/2010

Drawing Name: F:\PROJECTS\18\18006 Plans.dwg Last Modified: Feb 06, 2018 - 3:33pm Plotted on: Feb 07, 2018 - 10:52am by jevangellista

BUILDING CLASSIFICATION:

ZONING:
-LOW DENSITY RESIDENTIAL (LDR); VACATION RENTAL SPECIAL USE PERMIT

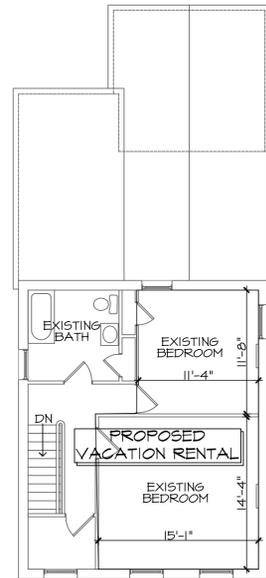
CONSTRUCTION TYPE:
III A, HISTORICAL BUILDING; 2-STORIES; 1856 S.F. (TOTAL GROSS)
PROPOSED VACATION RENTAL 1300 S.F. (TOTAL GROSS)

OCCUPANCY:
-EXISTING R3
-PROPOSED CHANGE - RI

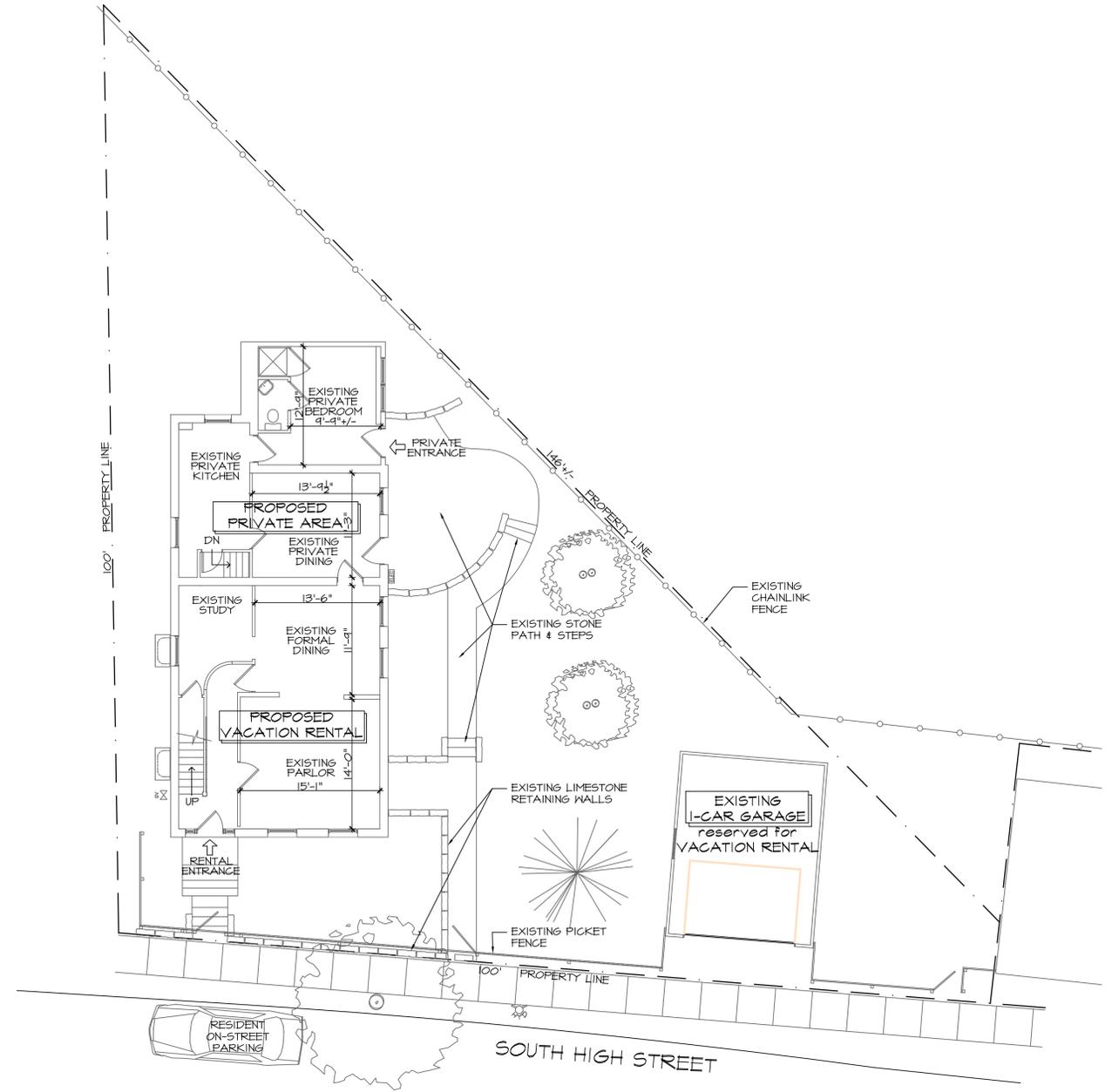
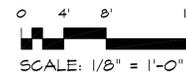
PARKING: (200 S.F. PER PERSON) (1 SPACE PER 4 PATRONS)
-VACATION RENTAL A NET SQUARE FOOTAGE ON UPPER FLOOR OF 355 S.F. & 375 S.F. ON THE MAIN LEVEL FOR A TOTAL OF 730 S.F./200 S.F. EQUALS 3.65 PATRONS. THEREFORE, TOTAL OF MAXIMUM FOUR PATRONS AND 1 SPACE REQUIRED.

PROJECT REVISIONS:
-NO ALTERATIONS, EXCEPT ITEMS LISTED BELOW.

- GENERAL NOTES:**
- EXISTING CONDITIONS OF BEDROOMS AND BATHS TO BE "GRANDFATHERED" IN.
 - VERIFY EXISTING SMOKE DETECTORS AND PROVIDE NEW AS REQUIRED THROUGHOUT ALL AREAS, INCLUDING NEW HARDWIRED (WITH BATTERY BACKUP) SMOKE DETECTORS WITHIN EACH BEDROOM AND ALSO WITHIN 15' OF EACH BEDROOM ENTRY DOOR.
 - PROVIDE NEW HARDWIRED (WITH BATTERY BACKUP) CARBON MONOXIDE DETECTORS WITHIN 10' OF BEDROOM ENTRY DOORS.

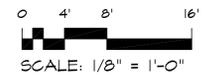


UPPER FLOOR PLAN
UPPER FLOOR - 650 S.F. (TOTAL GROSS)



SITE & MAIN FLOOR PLAN

MAIN FLOOR - 1196 S.F. (TOTAL GROSS), PROPOSED VACATION RENTAL 650 S.F.
LOT SIZE - 5185 S.F. (0.119 ACRES) +/-



THIS IS A REDUCED DOCUMENT AND IS NOT TO SCALE

The use of these drawings shall be restricted to the original site for which they were prepared; publication thereof is expressly limited to such use unless with the express written consent by agreement with the architect.
Reproduction, publication or re-use of these drawings by any method in whole or in part, is prohibited.
Title to these drawings remain with the architect without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions.

121 S. HIGH STREET
GALENA, ILLINOIS

Straka Johnson Architects, P.C.
3555 Digital Drive
Dubuque, IA 52002
Phone: (563) 556-0500
Fax: (563) 556-0567

Revision
Date 2/7/18
Drawn By JE
Project Number 11005
Sheet Number 1
of 1

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: February 9, 2018

RE: Cal. No. 18A-01 & 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 rezoning from Low Density Residential to Neighborhood Commercial and Special Use Permit to allow Accommodations, Vacation Rental in the Neighborhood Commercial District.

Summary:

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

The attached site plan indicates removal of the garage at the rear of the site to facilitate additional parking. Razing the garage will need approval from the HPC / Building Department in order to facilitate this option. The applicant is considering keeping the garage – if so, this would reduce the available parking by one space and will then require a reduction in occupancy for the vacation rental request. Rather than 5 guests allowed in the vacation rental, it will be reduced to 4 guests by parking necessity.

The applicant submitted the following narrative explaining the proposed use:

“The nature of the proposed use of the 1002 Park Avenue property is to establish a low intensity sales and service center that offers design and installation of reclaimed barn wood products, restored mid-century stoves and refrigerators, and hand-crafted home decor items to the public. We note that the property will serve as a showroom and design center for custom products that are built or restored off-property, and will operate primarily on a by-appointment basis with open-to-the-public hours as feasible. On the second level, we plan on offering a vacation rental unit that will utilize up to three viable bedrooms and a commons area. We also plan on building a small dedicated parking area on the property to relieve limited public parking on the Park Avenue cul-de-sac, with enhanced landscaping around the building.

The proposed use is necessary to establish a new business in Galena, one that will have several positive effects on our community. There is no other business in Galena that offers reclaimed barn wood as a primary product or restored mid-century stoves and refrigerators. These products add intrigue and interest to the broad array of other businesses that attract visitors to our city. The proposed use is also necessary to utilize the existing upstairs rooms (there are three viable bedrooms) as a vacation rental that will provide visitors to Galena with additional short-term lodging options that is in the interest of the public convenience. Our plan is in alignment with the essence of Galena that values antiquity, reclaiming quality aspects of yesterday, and offering a haven for guests via the vacation rental. We aim to attract a year-round customer base that is

interested in home improvement projects. The proposed use is in the interest of the public convenience in that it will provide a new interesting array of products and services, provide additional dedicated parking to reduce limits on public parking spaces, increase property values, improve the beauty of the neighborhood and of Galena, bring in new tax revenues to the City, and provide a new point of interest for residents of and visitors to Galena.

We note that this property was first built in 1838, one of the earlier grand homes in Galena. At one time in history, it was a boarding house. When we purchased this property in 2018, it had been vacant for over ten years and on the real estate market for several years. The building was in a state of disuse and disrepair and required extensive interior restoration. We wish to restore and re-purpose this historic brick building to be a successful business - just like the other businesses on the Park Avenue cul-de-sac - and save it from demise. Our plan includes building a small parking lot on the east side of the property to relieve public parking limitations for our good neighbors. The original neighborhood setting of the home has also changed to a commercial setting with two thriving businesses (The Annie Wiggins Bed and Breakfast, and The Belvidere Mansion) with no single family homes on the south Park Avenue cul-de-sac, and a six-apartment building across busy Route 20 as its forward-flanking neighbors. The property faces the Galena River. The proposed use will contribute to the general welfare of the neighborhood and the Galena community by saving and restoring an important historic property.”

A site plan review of the proposed request has been conducted per the criteria listed in §154.914. Excepting the parking area improvement (with landscape screening requirement), all exterior development is existing and no further development is needed.

Number of Guests: **Vacation Rental:** Maximum occupancy load for this dwelling unit is four (4) to five (5) guests, depending on the final parking configuration. 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 7,450 square feet, or 0.17 acres. The structure is situated along Park Avenue and Highway 20. 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 five vehicles, including one ADA stall. The parking regulations require one (1) off-street space per four (4) guests for a vacation rental, totaling 2 spaces; and 1 space for every 300 square feet of space utilized for the indoor sales area, totaling 3 spaces.

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. *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.*

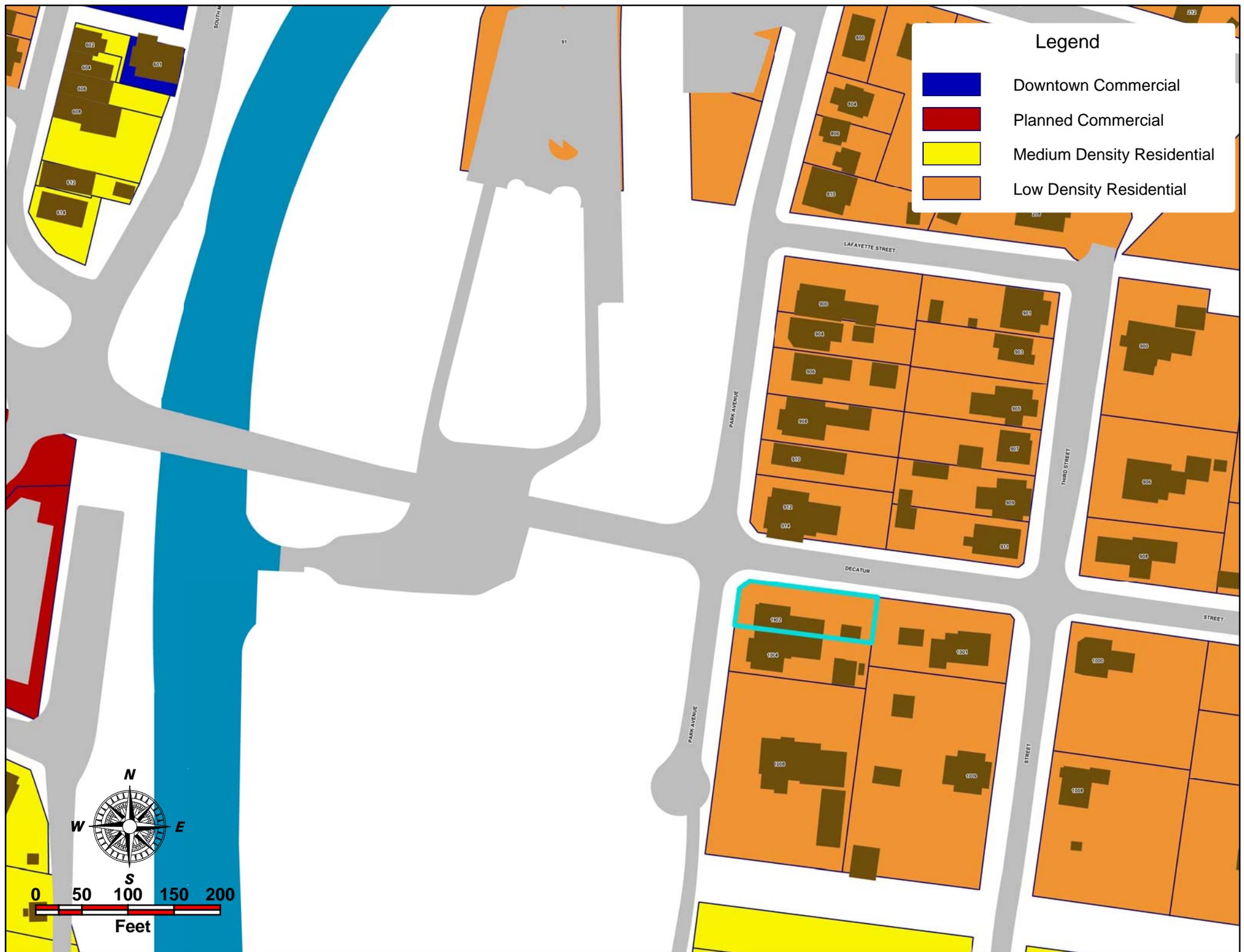
(5) *Compatibility with adjoining properties.* Compatibility with and protection of neighboring properties through measures such as:

(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.*

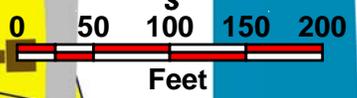
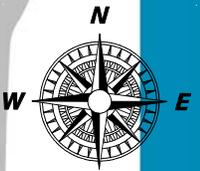
(c) *Compatible design and integration.* All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, 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

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



BUILDING CLASSIFICATION:

ZONING:
 -LON DENSITY RESIDENTIAL (LDR)
 MIXED USE, VACATION RENTAL (RU) & NEIGHBORHOOD
 COMMERCIAL (NC), (INDOOR SALES & SERVICE)

CONSTRUCTION TYPE:

(IIA) HISTORICAL BUILDING, 2-STORIES, 2640 S.F. (TOTAL GROSS)
 PROPOSED INDOOR SALES & SERVICE ON MAIN LEVEL &
 PROPOSED VACATION RENTAL ON THE UPPER LEVEL.

OCCUPANCY:

-EXISTING RS
 -PROPOSED CHANGE - MIXED USE, RI & NC

PARKING:

-RU: (200 S.F. PER PERSON) (1 SPACE PER 4 PATRONS)
 VACATION RENTAL (A NET SQUARE FOOTAGE ON UPPER FLOOR
 OF 1000 S.F./200 S.F. = 5 PATRONS, THEREFORE, 2 SPACES
 REQUIRED)
 -NC: (300 S.F. PER PARKING SPACE REQUIRED)
 TOTAL NET SQUARE FOOTAGE OF SPACE ON THE MAIN FLOOR
 IS 804 S.F./300 S.F. = TOTAL OF 3 SPACES REQUIRED.

LANDSCAPING:

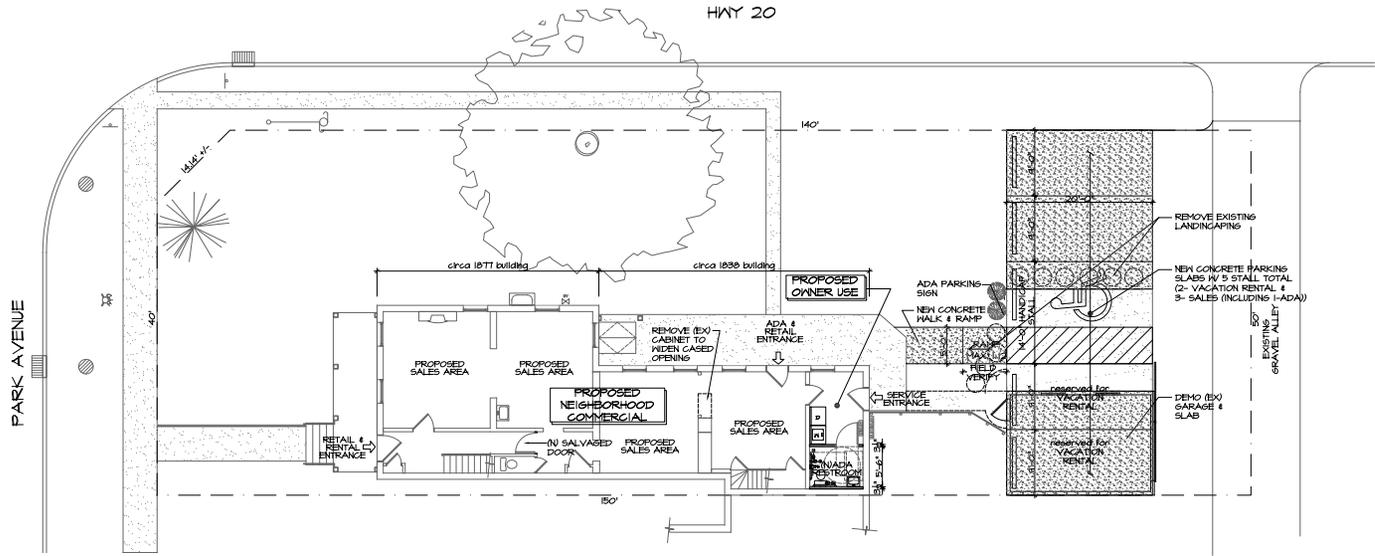
-MINIMUM GREEN SPACE OF 25% OF THE ENTIRE LOT)
 TOTAL LOT SIZE: 4750 S.F.
 TOTAL BUILT FOOTPRINT: 1449 S.F.
 TOTAL PAVED AREA: 1462 S.F.
 TOTAL PERVIOUS AREA: 4800 S.F. 54% OK

PROJECT REVISIONS:

-ADD ON MAIN FLOOR RESTROOM TO BE ADA COMPLIANT.
 -MODIFICATIONS OF SMOKE & CARBON MONOXIDE DETECTORS
 AS LISTED BELOW.
 -ADDITIONAL PARKING SPACES, HANDICAP PARKING STRIPES
 AND NEW CONCRETE RAMP/SIDEWALK.
 -MISC. DOOR LOCATION & MODIFICATIONS, SEE PLAN

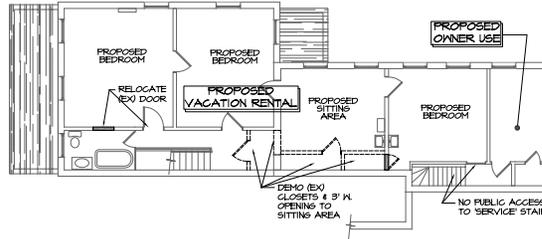
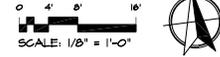
GENERAL NOTES:

- EXISTING CONDITIONS OF VACATION RENTAL BEDROOMS TO BE GRANDFATHERED IN.
- VERIFY EXISTING SMOKE DETECTORS AND PROVIDE NEW AS REQUIRED THROUGHOUT ALL AREAS, INCLUDING NEW HARDWIRED (WITH BATTERY BACKUP) SMOKE DETECTORS WITHIN EACH BEDROOM AND ALSO WITHIN 15' OF EACH BEDROOM ENTRY DOOR.
- PROVIDE NEW HARDWIRED (WITH BATTERY BACKUP) CARBON MONOXIDE DETECTORS WITHIN 10' OF BEDROOM ENTRY DOORS.



SITE & MAIN FLOOR PLAN

MAIN FLOOR - 1945 S.F. (TOTAL GROSS)
 LOT SIZE - 4750 S.F. (0.17 ACRES)



UPPER FLOOR PLAN

UPPER FLOOR - 1945 S.F. (TOTAL GROSS)
 LOT SIZE - 4750 S.F. (0.17 ACRES)



THIS IS A REDUCED DOCUMENT AND IS NOT TO SCALE

Siraka Johnson Architects, P.C.
 Siraka Johnson
 Architects, P.C.
 1002 Park Avenue
 Galena, Illinois 60138
 Phone: (815) 298-0807
 Fax: (815) 298-0807

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1002 PARK AVENUE
 GALENA, ILLINOIS

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION

Revision	
Date	2/8/18
Drawn By	JW
Project Number	11005
Sheet Number	1 of 1

CITY OF GALENA, ILLINOIS

101 Green Street • P.O. Box 310 • Galena, Illinois 61036



MEMORANDUM

TO: The Zoning Board of Appeals

FROM: Matt Oldenburg, Zoning Administrator

MATT

DATE: February 9, 2018

RE: Cal. No. 18A-02 & 18SUB-01, Applicant & Owner: DSW Investments, LLC, 544 West Menzemer Road, Elizabeth, IL 61028. Location: Cobblestone Crossing, Part of the West ½ of Section 12, Township 28 North, Range 1 West, Galena, Jo Daviess County, Illinois. Common Address: Cobblestone Boulevard. Request for rezoning to Medium Density Residential from Limited Agriculture; vacation and re-plat of part of the Cobblestone Crossing Subdivision, concurrent with annexation request.

Summary:

The Cobblestone Crossing Subdivision was accepted by the City in October 2004 and consisted of a three-phase development that was governed by an annexation agreement. The development also included an outlot for future development which contained the retention pond area; this outlot remained in the County jurisdiction and was not annexed with the main body of the subdivision. The phased approach to the development, per the annexation agreement, allows the developer to develop the infrastructure sequentially upon completion of a previous phase; albeit, the water and sewer have been installed throughout the first three phases.

Subsequently, Country View Court was developed and a homeowner's association was established for that cul-de-sac. DSW Investments, LLC later acquired the development and the HOA took over responsibility for their cul-de-sac. The developer began further development of duplex units in Block 3 and Block 6 and also purchased approximately 18 acres from the East portion of the Palace Campground property.

Recently, DSW Investments has sold property to the North of Cobblestone to another developer, including a portion of Outlot 1 (indicated on the attached plats / plans). DSW Investments also wishes to sell 7.5 acres to the new developer so that they may continue farming that space as it currently is used for crops. Additionally, the new developer purchased a significant portion of Scenic Meadows from DSW Investments, which is separated from the 7.5 acre lot by a driveway that serves the Winslow property. Due to this lack of contiguity, the 7.5 acre lot is unable to be exchanged by the property owners, causing a full subdivision process to create the lots.

The process involves vacating parts of the original Cobblestone Crossing plat; re-platting newly configured lots in Blocks 2-6; annexing part of Outlot 1 (including the retention pond) and the 18 acres from the Palace Campground into the City Limits by a subsequent action with the City Council and appending it to the original subdivision; and finally rezoning the annexed property from Limited Agriculture (default annexed land zoning district) to Medium Density Residential to match the density of the rest of the subdivision.

The ZBA shall conduct the public hearing on the rezoning and re-subdivision and make recommendation to the City Council for final action.

The Staff has reviewed the proposed plat and plan and recommends approval as the criteria for preliminary / final plan & plat are met, including a Natural Resource Study from the Soil & Water Conservation District for the newly annexed land. The construction standards for infrastructure will follow the same design as the original subdivision, which meet current standards for development.

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.

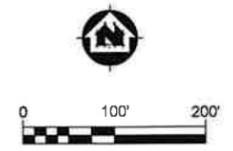
CURVES ON SUBDIVISION BOUNDARY

Curve #	Arc Length	Radius	Chord Length	Chord Bearing
C1	51.42	520.61	51.40	N38° 00' 09"E
C2	281.84	375.00	275.26	N58° 28' 22"E
C3	71.37	3289.37	71.37	N80° 37' 32"E
C4	72.45	3339.37	72.45	S80° 37' 32"W
C5	61.84	425.00	61.79	S75° 50' 07"W
C6	105.19	425.00	104.92	S64° 34' 35"W
C7	30.59	20.00	27.89	N78° 42' 08"W
C8	100.19	165.63	98.67	N17° 33' 41"W

LEGEND

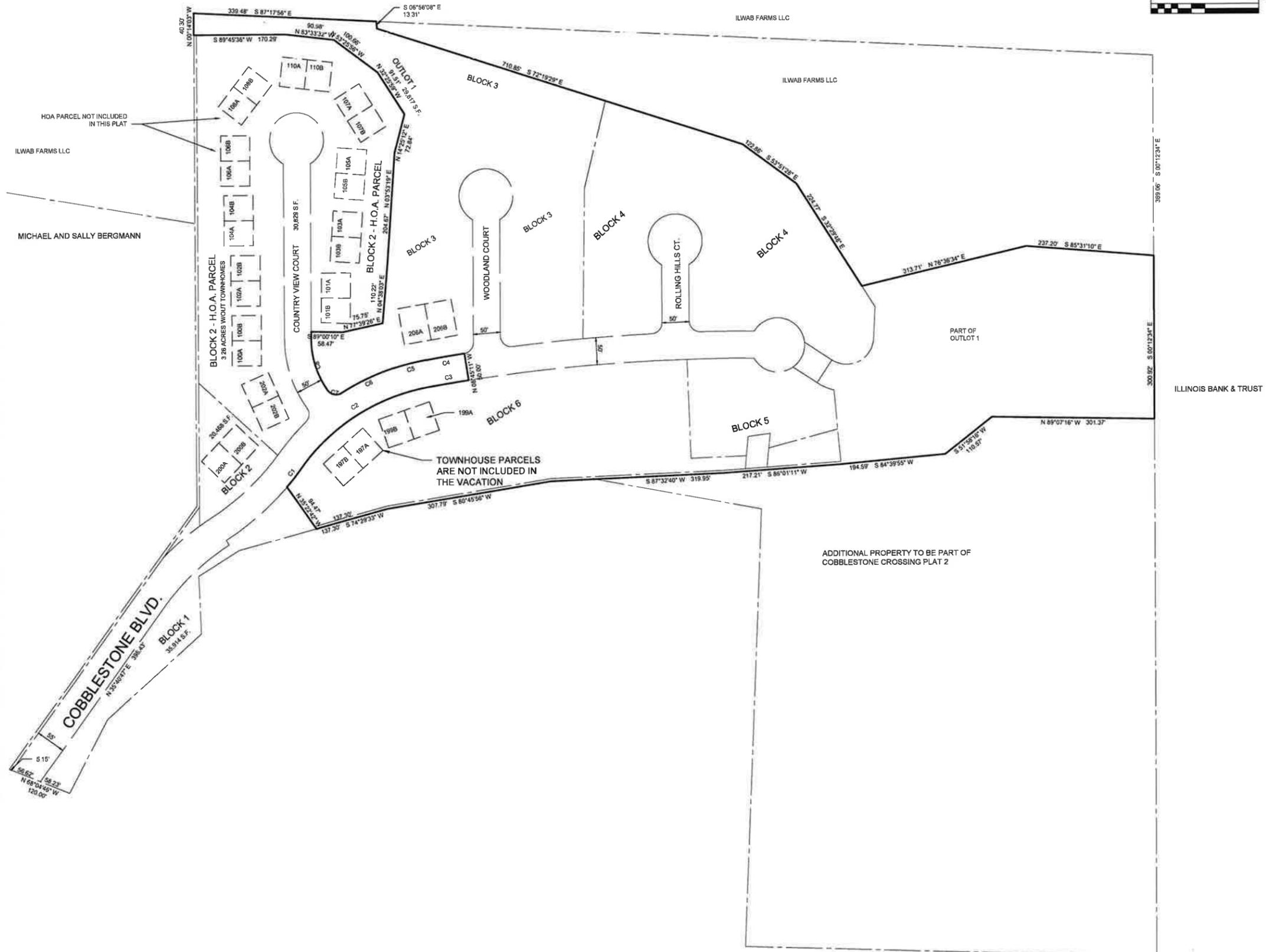
- VACATION BOUNDARY
- RIGHT OF WAY
- EXISTING TOWNHOUSE PARCEL AND EXCEPTION TO VACATION

VACATION / PRELIMINARY / FINAL PLAT COBBLESTONE CROSSING PLAT 2
 A PLAT VACATING THAT PART OF BLOCKS 2-6 AND OUTLOT 1 OF COBBLESTONE CROSSING AT GALENA AS SHOWN HEREON
 AND AS ORIGINALLY RECORDED IN THE JO DAVIESS COUNTY RECORDER'S OFFICE AS DOCUMENT 315483 IN PLAN HOLD 'D'
 AT NUMBER 317 AND RE-PLATTING THE SAME WITH ADDITIONAL PROPERTY AS COBBLESTONE CROSSING PLAT 2



DESCRIPTION OF THAT PART OF COBBLESTONE CROSSING AT GALENA TO BE VACATED

Beginning at the northwest corner of Block 6 of Cobblestone Crossing at Galena as filed for record on October 21, 2004 as document 315483; thence northeasterly 51.42 feet along the north line of said Block 6, being a circular curve to the left having a radius of 520.61 feet and a chord of 51.40 feet that bears North 38 degrees 00 minutes 09 seconds East; thence northeasterly 281.84 feet along said north line of Block 6, being a circular curve to the right having a radius of 375.00 feet and a chord of 275.26 feet that bears North 58 degrees 28 minutes 22 seconds East; thence northeasterly 71.37 feet along said north line of Block 6, being a circular curve to the right having a radius of 3289.37 feet and a chord of 71.37 feet that bears North 80 degrees 37 minutes 32 seconds East; thence North 8 degrees 45 minutes 11 seconds West 50.00 feet to the northerly right of way (ROW) line of Cobblestone Boulevard; thence southwesterly 72.45 feet along said ROW line, being a circular curve to the left having a radius of 3339.37 feet and a chord of 72.45 feet that bears South 80 degrees 37 minutes 32 seconds West; thence southwesterly 167.03 feet along said ROW, being a circular curve to the left having a radius of 425.00 feet and a chord of 165.96 feet that bears South 68 degrees 44 minutes 42 seconds West; thence westerly 30.59 feet along said north ROW and also the easterly ROW line of Country View Court, being a circular curve to the right having a radius of 20.00 feet and a chord of 27.89 feet that bears North 78 degrees 42 minutes 08 seconds West; thence northwesterly 100.19 feet along said ROW, being a circular curve to the right having a radius of 165.63 feet and a chord of 98.67 feet that bears North 17 degrees 33 minutes 41 seconds West; thence South 89 degrees 00 minutes 10 seconds East 58.47 feet; thence North 77 degrees 39 minutes 26 seconds East 75.75 feet; thence North 4 degrees 38 minutes 03 seconds East 110.22 feet; thence North 3 degrees 53 minutes 19 seconds East 204.67 feet; thence North 14 degrees 25 minutes 12 seconds East 72.84 feet; thence North 32 degrees 25 minutes 59 seconds West 91.51 feet; thence North 53 degrees 25 minutes 56 seconds West 100.66 feet; thence North 83 degrees 33 minutes 32 seconds West 90.98 feet; thence South 89 degrees 45 minutes 36 seconds West 170.29 feet to the west line of said Cobblestone Crossing at Galena Subdivision; thence North 00 degrees 14 minutes 03 seconds West 40.30 feet to the northwest corner of said Cobblestone Crossing; thence South 87 degrees 17 minutes 56 seconds East 339.48 feet along the north line of said Cobblestone Crossing; thence South 6 degrees 56 minutes 08 seconds East 13.31 feet; thence South 72 degrees 19 minutes 29 seconds East 710.85 feet along the northerly lines of Block 3 and 4 of said Cobblestone Crossing; thence South 53 degrees 51 minutes 28 seconds East 122.86 feet along said northerly line of Block 4; thence South 32 degrees 29 minutes 48 seconds East 224.77 feet along the northeasterly line of said Block 4; thence North 76 degrees 36 minutes 34 seconds East 313.71 feet; thence South 85 degrees 31 minutes 10 seconds East 237.20 feet to the east line of said Cobblestone Crossing; thence South 00 degrees 12 minutes 34 seconds East 300.92 feet; thence North 89 degrees 07 minutes 16 seconds West 301.37 feet along the south line of Cobblestone Crossing; thence South 51 degrees 58 minutes 16 seconds West 110.57 feet along said south line; thence South 84 degrees 39 minutes 55 seconds West 194.59 feet along said south line; thence South 86 degrees 01 minutes 11 seconds West 217.21 feet along said south line; thence South 87 degrees 32 minutes 40 seconds West 319.95 feet along said south line; thence South 80 degrees 45 minutes 56 seconds West 307.79 feet along said south line; thence South 74 degrees 29 minutes 33 seconds West 137.30 feet to the southwest corner of Block 6 of Cobblestone Crossing; thence North 35 degrees 22 minutes 42 seconds West 94.47 feet to the Point of Beginning, all situated in Jo Daviess County, Illinois; AND EXCEPTING THEREFROM Townhouse Parcels 197A, 197B, 199A, 199b, 206A, and 206B, yielding a net area of 18.16 acres included in the vacation.



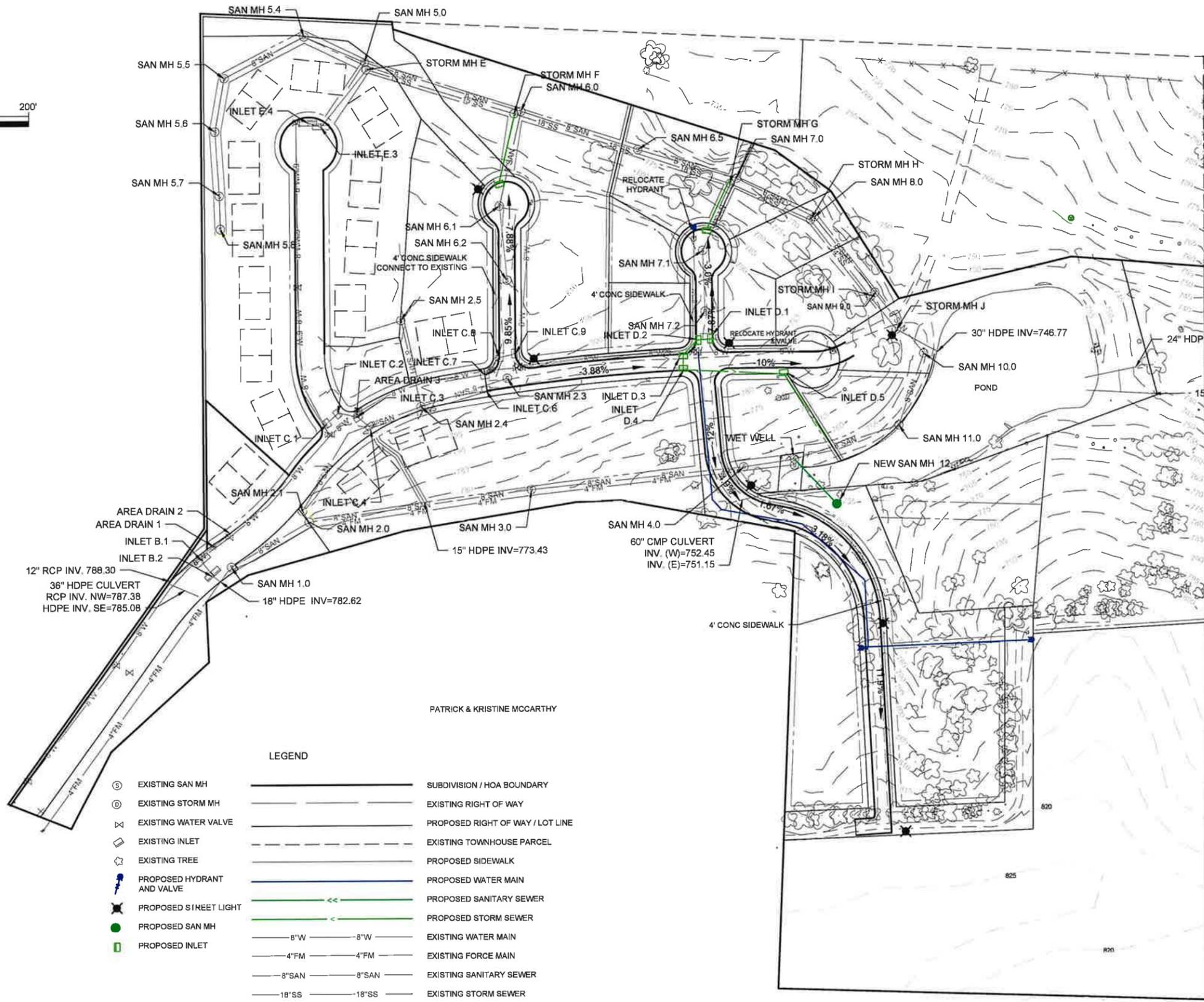
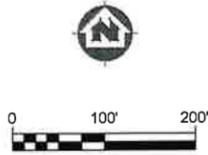
PROJECT NO.	PROJECT NO.	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:		DRAWN BY: INIT				
F.B.:		CHECKED BY: INIT				
PLOT DATE: 2/9/18, P:\6500\0580\0584\0584004\CADD\Survey\Drawings\Plan\0584004 Vacation Plat.dwg						

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COBBLESTONE CROSSING PLAT 2
 DSW INVESTMENTS, INC
 GALENA, JO DAVIESS COUNTY, IL

VACATION AREA
 FILE NO: 06584004
 SHEET: 1 OF 4

PRELIMINARY PLAT / SITE PLAN - COBBLESTONE CROSSING PLAT 2 - PROPOSED IMPROVEMENTS



EXISTING SANITARY MANHOLE DATA

SAN MH #	RIM	PIPE 1 INV.	PIPE 2 INV.	PIPE 3 INV.
WET WELL	756.13	8" PVC (SW)=746.13	8" PVC (NE)=746.18	
1	789.04	8" PVC (NE)=779.86		
2	782.8	8" PVC (SW)=774.00	8" PVC (NE)=774.00	8" PVC (NW)=774.00
2.1	778.01	8" PVC (SE)=778.39	8" PVC (NE)=778.49	
2.3	801.55	8" PVC (SW)=794.06		
2.4	804.82	8" PVC (SW)=793.38	8" PVC (NE)=793.45	8" PVC (NW)=795.34
2.5	818.15	8" PVC (SE)=808.60	8" PVC (SW)=808.80	
3	774.57	8" PVC (SW)=767.76	8" PVC (NE)=767.60	
4	758.54	8" PVC (SW)=751.95	8" PVC (NE)=751.91	
5	785.58	8" PVC (NW)=782.10	8" PVC (SE)=778.23	8" PVC (SW)=780.03
5.4	788.06	8" PVC (SE)=782.82	8" PVC (SW)=782.90	
5.5	789.3	8" PVC (NE)=784.14	8" PVC (SW)=784.16	
5.6	797.7	8" PVC (NE)=786.20	8" PVC (SW)=786.56	
5.7	813.6	8" PVC (N)=808.46	8" PVC (S)=808.43	
5.8	816.2	8" PVC (N)=811.07		
6	775.69	8" PVC (SE)=768.15	8" PVC (NW)=768.21	8" PVC (SW)=768.22
6.1	805.23	8" PVC (NE)=798.95	8" PVC (SW)=799.01	
6.2	810.97	8" PVC (NE)=806.79		
6.5	772.87	8" PVC (SE)=765.16	8" PVC (NW)=765.26	
7	770.53	8" PVC (SE)=764.35	8" PVC (NW)=764.61	8" PVC (SW)=764.41
7.1	793.85	8" PVC (NE)=786.62	8" PVC (S)=786.79	
7.2	793.98	8" PVC (N)=788.14		
8	764.99	8" PVC (SE)=759.54	8" PVC (NW)=759.49	
9	764.18	8" PVC (SE)=758.79	8" PVC (NW)=758.76	
10	752.49	8" PVC (SW)=746.83	8" PVC (NW)=746.91	
11	752.04	8" PVC (NE)=746.01	8" PVC (SW)=746.01	

EXISTING STORM MANHOLE DATA

STRUC. #	RIM	PIPE 1 INV.	PIPE 2 INV.	PIPE 3 INV.
B.1	789.78	15" HDPE (SE)=787.45		
B.2	789.71	18" HDPE (SE)=785.43	15" HDPE (NW)=785.43	
C.1	805.09	12" HDPE (NE)=801.05		
C.2	806.52	12" HDPE (SE)=800.42	12" HDPE (SW)=800.42	
C.3	804.69	12" HDPE (SE)=799.71	12" HDPE (NW)=799.71	8" PVC (N)=802.69
C.4	804.79	15" HDPE (SE)=798.19	12" HDPE (NW)=798.19	12" HDPE (NE)=798.19
C.6	802.59	12" HDPE (SW)=798.95	12" HDPE (NW)=798.95	
C.7	802.56	12" HDPE (SE)=799.73	12" HDPE (NE)=799.86	
C.8	803.77	12" HDPE (SW)=800.27	12" HDPE (NE)=800.27	
C.9	803.55	12" HDPE (SW)=800.33		
E	789.82	15" HDPE (SE)=784.62	12" HDPE (SW)=784.62	
E.3	807.04	12" HDPE (NE)=803.69	12" HDPE (NW)=803.69	
E.4	807.12	12" HDPE (SE)=804.07		
F	777.14	18" HDPE (SE)=772.35	15" HDPE (NW)=772.35	12" HDPE (SW)=772.35
G	773.31	24" HDPE (SE)=768.51	18" HDPE (NW)=768.51	12" HDPE (SW)=768.51
H	767.03	24" HDPE (SE)=762.08	24" HDPE (NW)=762.08	
I	765.66	24" HDPE (SE)=759.81	24" HDPE (NW)=759.91	
J	760.12	30" HDPE (SE)=755.82	24" HDPE (NW)=755.82	
AREA DRAIN 1	790.37	12" HDPE (SW)=789.17	12" HDPE (NE)=789.17	
AREA DRAIN 2	790.61	12" HDPE (SW)=789.41	12" HDPE (NE)=789.41	
AREA DRAIN 3	804.31	8" PVC (S)=803.16		

PROPOSED SANITARY STRUCTURES

SAN MH #	RIM	PIPE 1 INV.	PIPE 2 INV.	PIPE 3 INV.
EXT WET WELL	756.13	8" PVC (SW)=746.13	8" PVC (NE)=746.18	8" PVC (SE)=746.0
		70 LF @ 1.00%		
12	756.5	8" PVC (NW)=746.70	8" PVC (E)=746.80	8" PVC (S)=746.80

PROPOSED STORM STRUCTURES

STRUC. #	RIM	PIPE INV.
D.1	789.71	786.21
		25' OF 12" S.S. @ 1.92%
D.2	791.20	785.63
		32' OF 12" S.S. @ 1.88%
D.3	789.64	784.93
		25' OF 12" S.S. @ 1.92%
D.4	789.64	784.35
		175' OF 12" S.S. @ 3.43%
D.5	782.75	778.25
		180' OF 15" S.S. @ 14%
OUTLET		753

LEGEND

- ⊙ EXISTING SAN MH
- ⊙ EXISTING STORM MH
- ⊗ EXISTING WATER VALVE
- ◇ EXISTING INLET
- ◇ EXISTING TREE
- ⚡ PROPOSED HYDRANT AND VALVE
- ⚡ PROPOSED STREET LIGHT
- PROPOSED SAN MH
- PROPOSED INLET
- SUBDIVISION / HOA BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY / LOT LINE
- - - EXISTING TOWNHOUSE PARCEL
- - - PROPOSED SIDEWALK
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- 8" W — 8" W — EXISTING WATER MAIN
- 4" FM — 4" FM — EXISTING FORCE MAIN
- 8" SAN — 8" SAN — EXISTING SANITARY SEWER
- 18" SS — 18" SS — EXISTING STORM SEWER
- EASEMENT
- EXISTING CONTOUR

PROJECT NO.	SCALE:	NO.	DATE	REVISION	BY
06584004	1"=100'				
PROJECT DATE:	11-16-2015	DRAWN BY:	SJS		
F B :		CHECKED BY:	INIT		

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COBBLESTONE CROSSING PLAT 2
 DSW INVESTMENTS
 GALENA, JO DAVIESS COUNTY, IL

EXISTING AND PROPOSED IMPROVEMENTS

SURVEYOR'S REPORT

I, Steven J. Schmidt, Illinois Professional Land Surveyor Number 2935 and Land Surveyor for MSA Professional Services, Inc., do hereby state that at the request of and for the exclusive benefit of DSW Investments, LLC, I have made a boundary survey on the ground to the normal standard of care of Professional Land Surveyors practicing in Jo Daviess County, Illinois of parts of the Southwest Quarter of Section 12, Township 28 North, Range 1 West of the Fourth Principal Meridian, Jo Daviess County, Illinois, more particularly described as follows:

Beginning at the northwest corner of Block 6 of Cobblestone Crossing at Galena as filed for record on October 21, 2004 as document 315483; thence northeasterly 51.42 feet along the north line of said Block 6, being a circular curve to the left having a radius of 520.61 feet and a chord of 51.40 feet that bears North 38 degrees 00 minutes 09 seconds East; thence northeasterly 281.84 feet along said north line of Block 6, being a circular curve to the right having a radius of 375.00 feet and a chord of 275.26 feet that bears North 58 degrees 28 minutes 22 seconds East; thence northeasterly 71.37 feet along said north line of Block 6, being a circular curve to the right having a radius of 3289.37 feet and a chord of 71.37 feet that bears North 80 degrees 37 minutes 32 seconds East; thence North 8 degrees 45 minutes 11 seconds West 50.00 feet to the northerly right of way (ROW) line of Cobblestone Boulevard; thence southwesterly 72.45 feet along said ROW line, being a circular curve to the left having a radius of 3339.37 feet and a chord of 72.45 feet that bears South 80 degrees 32 minutes 32 seconds West; thence southwesterly 167.03 feet along said ROW, being a circular curve to the left having a radius of 425.00 feet and a chord of 165.96 feet that bears South 68 degrees 44 minutes 42 seconds West; thence westerly 30.59 feet along said north ROW and also the easterly ROW line of Country View Court, being a circular curve to the right having a radius of 20.00 feet and a chord of 27.69 feet that bears North 78 degrees 42 minutes 08 seconds West; thence northwesterly 100.19 feet along said ROW, being a circular curve to the right having a radius of 165.63 feet and a chord of 98.67 feet that bears North 17 degrees 33 minutes 41 seconds West; thence South 89 degrees 00 minutes 10 seconds East 58.47 feet; thence North 77 degrees 39 minutes 26 seconds East 75.75 feet; thence North 4 degrees 38 minutes 03 seconds East 110.22 feet; thence North 3 degrees 53 minutes 19 seconds East 204.67 feet; thence North 14 degrees 25 minutes 12 seconds East 72.84 feet; thence North 32 degrees 25 minutes 59 seconds West 91.51 feet; thence North 53 degrees 25 minutes 56 seconds West 100.66 feet; thence North 83 degrees 33 minutes 32 seconds West 90.98 feet; thence South 89 degrees 45 minutes 36 seconds West 170.29 feet to the west line of said Cobblestone Crossing at Galena Subdivision; thence North 00 degrees 14 minutes 03 seconds West 40.30 feet to the northwest corner of said Cobblestone Crossing; thence South 87 degrees 17 minutes 56 seconds East 339.48 feet along the north line of said Cobblestone Crossing; thence South 6 degrees 56 minutes 08 seconds East 13.31 feet; thence South 72 degrees 19 minutes 29 seconds East 710.85 feet along the northerly lines of Block 3 and 4 of said Cobblestone Crossing; thence South 53 degrees 51 minutes 28 seconds East 122.86 feet along said northerly line of Block 4; thence South 32 degrees 29 minutes 48 seconds East 224.77 feet along the northeasterly line of said Block 4; thence North 76 degrees 36 minutes 34 seconds East 313.71 feet; thence South 85 degrees 31 minutes 10 seconds East 237.20 feet to the east line of said Cobblestone Crossing; thence South 00 degrees 12 minutes 34 seconds East 1294.92 feet; thence North 88 degrees 18 minutes 59 seconds West 764.50 feet; thence North 2 degrees 12 minutes 33 seconds East 808.87 feet; thence North 79 degrees 38 minutes 34 seconds West 313.45 feet to the south line of said Block 6 of Cobblestone Crossing; thence South 87 degrees 32 minutes 40 seconds West 80.88 feet along said south line of Block 6; thence South 80 degrees 45 minutes 56 seconds West 307.79 feet along said south line of Block 6; thence South 74 degrees 29 minutes 33 seconds West 137.30 feet to the southwest corner of said Block 6; thence North 35 degrees 22 minutes 42 seconds West 94.47 feet to the Point of Beginning, containing 34.952 acres, more or less, all situated in Jo Daviess County, Illinois.

Dates of field work: July, 2017.

I further state that according to FEMA flood insurance rate maps number 17085C0240C and 17085C0250C, effective 9-17-2010, Lot 1 is wholly within Zone X, areas outside the 0.2% annual chance floodplain.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

All buildings and surface and subsurface improvements on or adjacent to the site are not necessarily shown hereon.

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

The basis for the directions shown hereon is Illinois State Plane Coordinate System, west zone, NAD83.

SIGNED AND SEALED THIS _____ DAY OF _____, 2017.

STEVEN J. SCHMIDT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2935
DATE OF LICENSE EXPIRATION: NOV. 30, 2018

KNOW ALL MEN BY THESE PRESENTS THAT DSW INVESTMENTS L.L.C. IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED IN THE ACCOMPANYING PLAT VACATING AND REPLATTING PARTS OF COBBLESTONE CROSSING AS SHOWN ON SHEET 1, AND REPLATTING THE SAME WITH ADDITIONAL PROPERTY AS SHOWN ON SHEETS 2 AND 3, FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED BY THE STATUTE.

IN WITNESS WHEREOF, SAID DONALD WIENEN, PRESIDENT, HAS CAUSED HIS NAME TO BE SIGNED TO THESE PRESENTS

TO THE BEST OF HIS KNOWLEDGE SAID DONALD WIENEN ALSO HEREBY CERTIFIES THAT COBBLESTONE CROSSING AT GALENA IS WHOLLY WITHIN THE GALENA SCHOOL DISTRICT #120.

THIS _____ DAY OF _____, 2018

DONALD WIENEN

I, THE UNDERSIGNED, A NOTARY IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY STATE THAT DONALD WIENEN, PERSONALLY KNOWN TO ME APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AS SUCH HOLDER OF RECORD TITLE, HE EXECUTED THE ACKNOWLEDGMENTS AS OWNERS FOR THE USES AND PURPOSES HEREIN SET FORTH.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY

NOTARIAL SEAL THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

CITY OF GALENA ACCEPTANCE CERTIFICATE:
WHEREAS, DSW INVESTMENTS LLC, OWNER OF THE LAND SHOWN ON THE ABOVE PLAT, HAS ACKNOWLEDGED THE SURVEY AND PLAT AS SHOWN, AND

WHEREAS, THE SAID LAND LIES WITHIN 1.5 MILES OF THE LIMITS OF THE CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS, AND

WHEREAS, THE OWNER HAS COMPLIED WITH THE APPLICABLE ORDINANCES OF THE CITY OF GALENA RELATING TO THE LAYOUT OF PERTINENT DIMENSIONS OF LOTS.

NOW THEREFORE, BE IT CERTIFIED BY THE CITY OF GALENA THAT THE ABOVE PLAT BE ACCEPTED AND APPROVED SUBJECT TO ALL THE IMPROVEMENTS BEING CONSTRUCTED AND USED IN ACCORDANCE WITH THE PROVISIONS AND APPLICABLE ZONING ORDINANCES OF THE CITY.

APPROVED THIS _____ DAY OF _____, A.D., 2018.

TERRY RENNER, MAYOR

MATT OLDENBURG, CITY ZONING ADMINISTRATOR

MARY BETH HYDE, CITY CLERK

I, JEAN DIMKE, COUNTY CLERK IN AND FOR JO DAVIESS COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND FOUND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED IN THE ACCOMPANYING PLAT.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF SAID COUNTY AT MY OFFICE IN GALENA, ILLINOIS

THIS _____ DAY OF _____, 2015.

JEAN DIMKE, COUNTY CLERK

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF JO DAVIESS COUNTY, ILLINOIS ON THE

_____ DAY OF _____, 2015 AT _____ O'CLOCK ____ M.

JEAN DIMKE, COUNTY RECORDER

EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITIES WITHIN THE ARES AS SHOWN BY DASHED LINES ON THE PLAT AND MARKED "EASEMENTS" AND/OR "TRACT" TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN CONDUITS, CABLES, POLES, AND WIRES, OVERHEAD AND UNDERGROUND, WITH ALL OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICES.

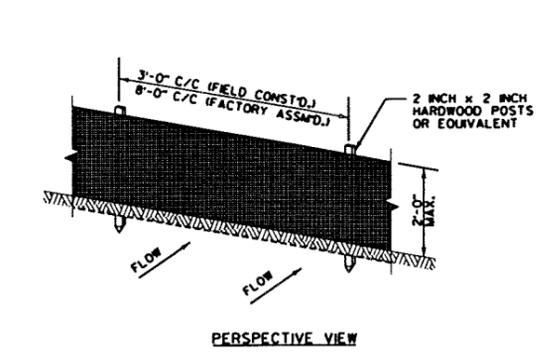
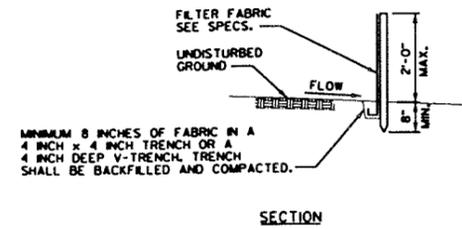
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PROJECT DATE		DRAWN BY: INIT	-	-	-	-
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PLOT DATE: 2/8/18, P:\65004\65804\65840\6584004\CADD\Survey\Drawings\Plat\06584004 Pre-Plat 2 Nick.dwg						

MSA
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
FUNDING | PLANNING | SURVEYING
400 Ice Harbor Drive Dubuque, IA 52001
(563) 582-3973 (888) 869-1214 Fax:(563) 582-4020
Web Address: www.msa-ps.com
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COBBLESTONE CROSSING PLAT 2
DSW INVESTMENTS, INC
GALENA, JO DAVIESS COUNTY, IL

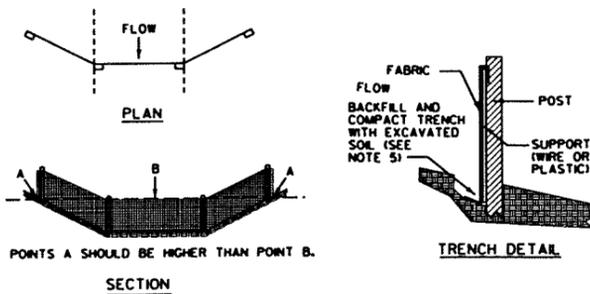
DESCRIPTION AND SIGNATURES

FILE NO
06584004
SHEET
4 OF 4



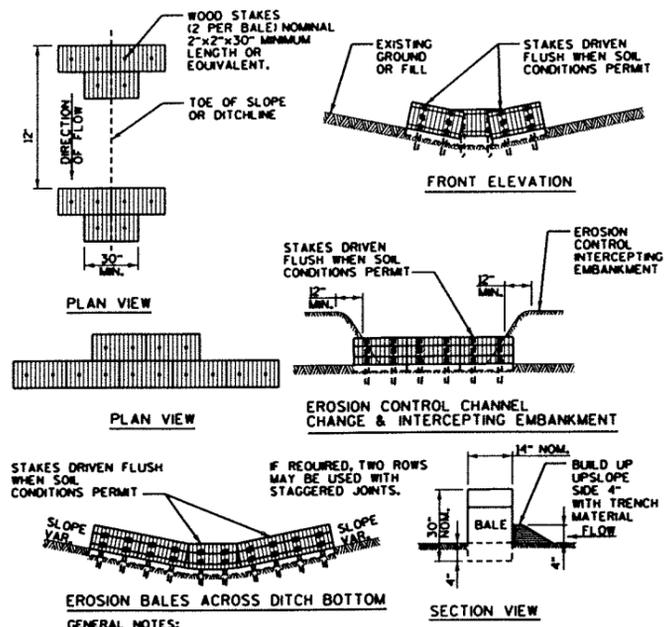
- GENERAL NOTES:
1. ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
 2. STAPLE FABRIC WITH 1/2 INCH (MINIMUM) STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

TYPICAL SILT FENCE INSTALLATION AT SITE PERIMETER DETAIL
SCALE: NONE



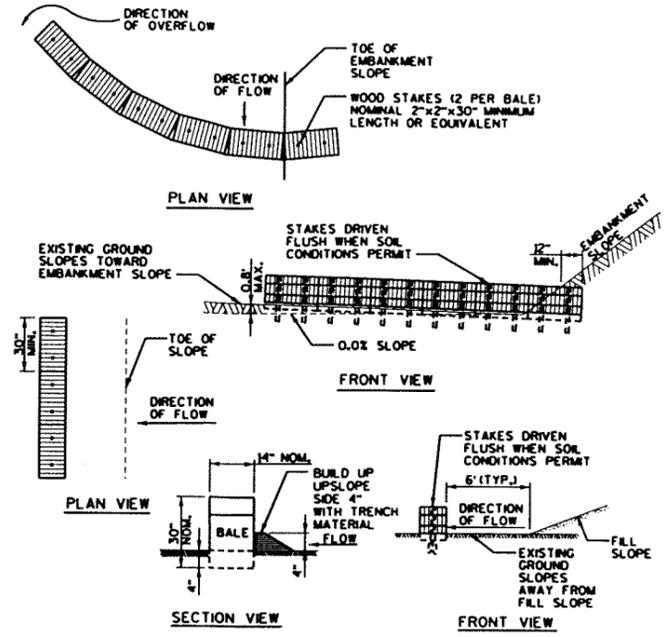
- GENERAL NOTES:
1. DETAIL OF CONSTRUCTION SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
 2. WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.
 3. CROSS BRACE WITH 2 INCH BY 4 INCH WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
 4. MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3 INCHES OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS 12 INCHES O.C.
 5. EXCAVATE A TRENCH A MINIMUM OF 4 INCHES WIDE AND 6 INCHES DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD THE MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 6. WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6 INCHES. SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12 INCHES O.C.
 7. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 1/4 INCH OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
 8. STEEL POSTS SHALL BE STUDDED "TEE" OR "L" TYPE WITH A MINIMUM WEIGHT OF 128 LBS./LN. FT. (WITHOUT ANCHOR). PIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE 4 INCH IN DIAMETER OR 1-1/2 INCH BY 3-1/2 INCH EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM OF 1-1/8 INCH BY 1-1/8 INCH OAK OR HICKORY.

TYPICAL SILT FENCE INSTALLATION AT DRAINAGE WAYS DETAIL
SCALE: NONE



- GENERAL NOTES:
1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
 2. BALES SHALL BE PLACED END TO END OR OVERLAPPING AT RIGHT ANGLES TO THE DIRECTION OF FLOW. BALES SHALL EXTEND FAR ENOUGH UP THE SLOPES TO PREVENT ERODING AROUND ENDS.
 3. BALES SHALL BE PLACED WITH TWINE OR TIE WIRES PARALLEL TO THE GROUND.
 4. STAKES TO BE BATTERED IN OPPOSITE DIRECTIONS.
 5. BALES SHALL BE EMBEDDED 4 INCHES MINIMUM.

EROSION BALES IN DRAINAGE WAY DETAIL
SCALE: NONE



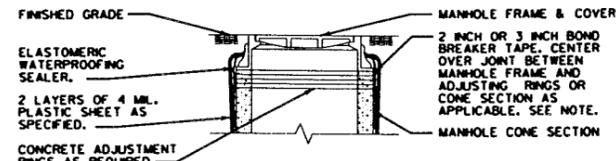
- GENERAL NOTES:
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 2. BALES SHALL BE PLACED END TO END OR OVERLAPPING AT RIGHT ANGLES TO THE DIRECTION OF FLOW. BALES SHALL EXTEND FAR ENOUGH UP THE SLOPES TO PREVENT ERODING AROUND ENDS.
 3. BALES SHALL BE PLACED WITH TWINE OR TIE WIRES PARALLEL TO THE GROUND.
 4. STAKES TO BE BATTERED IN OPPOSITE DIRECTIONS.

EROSION BALES AT TOE OF SLOPE DETAIL
SCALE: NONE

EROSION CONTROL NOTES

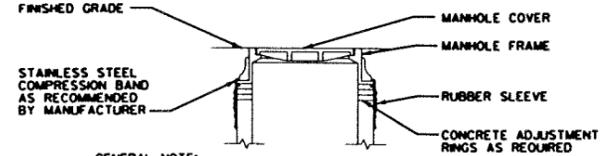
1. THIS INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE PLAN SHEETS AND IN THE ACCOMPANYING SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE "WPC 87-012, STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PREPARED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
3. THE AREA OF EROSION LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER AND THE DURATION OF SUCH EXPOSURE PRIOR TO FINAL TRIMMING, FINISHING, AND SEEDING OR APPLICATION OF TEMPORARY EROSION CONTROL MEASURES SHALL BE AS SHORT AS PRACTICABLE.
4. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE METHODS AND STRUCTURES INDICATED ON THE PLAN ARE THE MINIMUM REQUIREMENTS IN THE OPINION OF THE ENGINEER. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING OPERATIONS AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
6. GRUBBING AND GRADING OPERATIONS SHALL BE PERFORMED IN PROPER SEQUENCE WITH OTHER WORK TO MINIMIZE EROSION.
7. CHANNELIZED RUNOFF FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS, TO THE EXTENT PRACTICABLE.
8. ALL TRENCH WATER SHALL BE DISCHARGED INTO A SETTLING BASIN OR A FILTERING DEVICE PRIOR TO RELEASE INTO STORM SEWER OR STREAM.
9. EXCAVATED MATERIAL SHALL BE TEMPORARILY PLACED ON THE UPHILL SIDE OF THE TRENCH EXCAVATION TO THE EXTENT PRACTICABLE.
10. THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOILS REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES WHICH COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED WITH HAY BALES, SEDIMENT CONTROL FENCE OR EQUIVALENT BARRIERS AS APPROVED BY THE ENGINEER. STORM INLETS CAN BE PROTECTED BY TEMPORARILY PLACING A SECTION OF SILT FENCE BETWEEN THE FRAME AND THE GRATE. CONTRACTOR SHALL CLEAN AND INSPECT SAID PROTECTION MEASURES TO INSURE PROPER OPERATION.

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MSA		PROFESSIONAL SERVICES	
BY:		PROJECT NO.:	701930
DATE:		DATE:	JUNE 2002
NO.:		SCALE:	AS SHOWN
FILE:	NA	DRAWN BY:	MWH
DATE:	09.20.02	CHECKED BY:	
TIME:	3:00 PM		
EROSION CONTROL DETAILS			
CORLESTONE CROSSING SUBDIVISION CHICAGO, ILLINOIS JO DAVISS COUNTY, ILLINOIS			
FILE NO.	701930		
SHEET	G7		



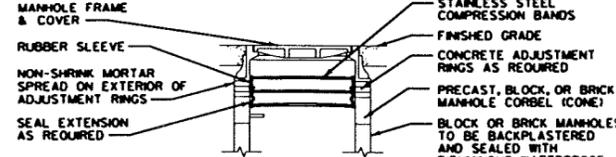
THE BOND BREAKER TAPE IS TO PREVENT THE SEALER FROM BONDING TO THE EDGE OF THE FLANGE OF THE MH FRAME AND THE UPPER 1-1/2 INCHES OF ADJUSTING RING OR CONE. IF THE EDGE OF FLANGE IS NOT FLUSH WITH ADJUSTING RING OR CONE, APPLY ADDITIONAL TAPE AS REQUIRED TO PREVENT SUCH BONDING.

ELASTOMERIC FRAME/CHIMNEY SEAL



GENERAL NOTE:
THE SEAL SHALL EXTEND FROM THE CASTING TO THE CORBEL (CONE). SEAL EXTENSIONS SHALL BE USED AS REQUIRED.

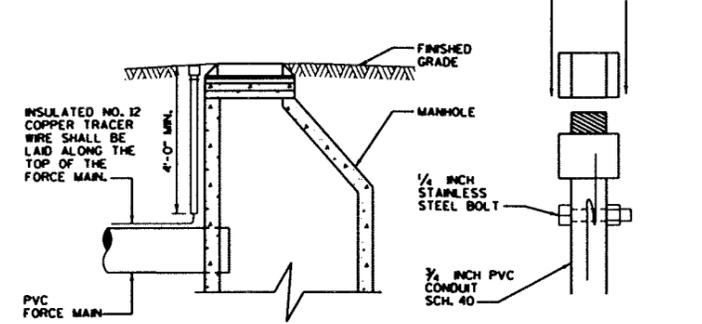
EXTERNAL RUBBER SLEEVE FRAME/CHIMNEY SEAL



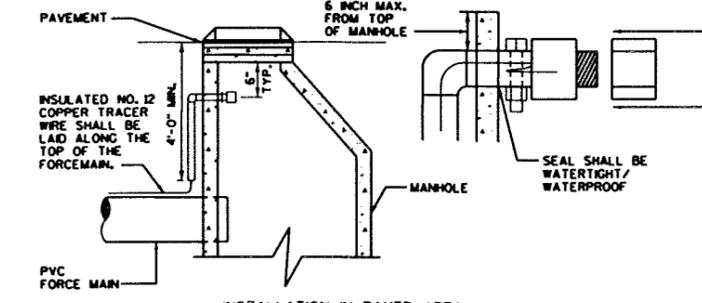
GENERAL NOTES:
1. THE SEAL SHALL EXTEND FROM THE CASTING TO THE CORBEL (CONE). SEAL EXTENSIONS SHALL BE USED AS REQUIRED.
2. AN INTERNAL ADAPTOR SEAL RING MAY BE USED IN LIEU OF THE RUBBER SLEEVE. THE INTERNAL ADAPTOR SEAL RING SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

INTERNAL RUBBER SLEEVE FRAME/CHIMNEY SEAL

MANHOLE WATERPROOFING DETAIL
SCALE: NONE



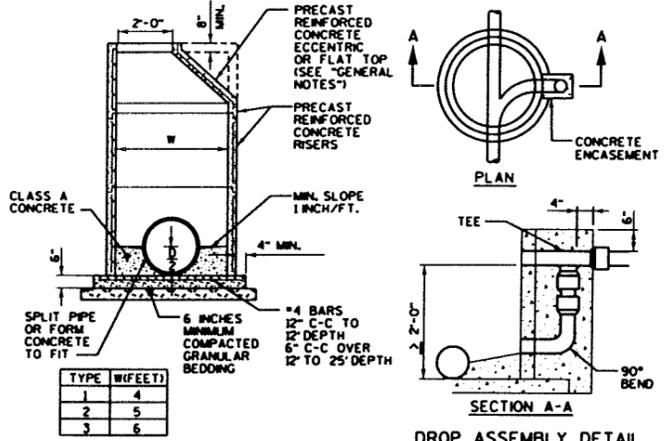
INSTALLATION IN UNPAVED AREA



INSTALLATION IN PAVED AREA

GENERAL NOTES:
1. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE.
2. A THREADED, FEMALE PVC SCHEDULE 40 PLUG AND MALE COUPLING GLUED TO 3/4 INCH SCHEDULE 40 SHALL BE INSTALLED IN OR ADJACENT TO THE VALVE VAULT AND MANHOLE.
3. WIRE PIGTAIL SHALL BE WRAPPED AROUND BOLT AND READILY ACCESSIBLE, WITH SUFFICIENT LENGTH FOR EASY CONNECTION.

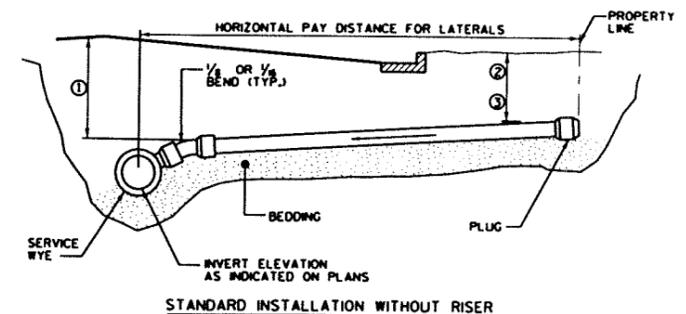
TRACER WIRE INSTALLATION FOR PVC FORCEMAIN DETAIL
SCALE: NONE



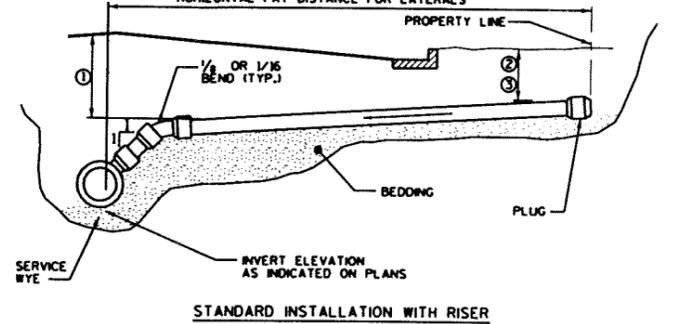
DROP ASSEMBLY DETAIL

- GENERAL NOTES:
1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL CONDITIONS.
 2. DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.
 3. PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR GRANULAR BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.
 4. ECCENTRIC CONE TOPS SHALL BE USED ON ALL STRUCTURES 5 FEET OR GREATER IN DEPTH, AND FLAT TOPS SHALL BE USED ONLY ON STRUCTURES LESS THAN 5 FEET IN DEPTH, UNLESS DIRECTED BY THE ENGINEER.
 5. PRECAST REINFORCED CONCRETE RISERS MAY BE PLACED WITH TONGUE UP OR DOWN.
 6. ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.
 7. DROP CONNECTIONS SHALL BE USED WHEN THE PIPE INVERT IS MORE THAN 2 FEET ABOVE THE MANHOLE INVERT.

PRECAST REINFORCED CONCRETE MANHOLE DETAIL
SCALE: NONE



STANDARD INSTALLATION WITHOUT RISER



STANDARD INSTALLATION WITH RISER

GENERAL NOTES:
1. MINIMUM DEPTH OF COVER UNDER ROADWAY = 7 FEET.
2. MINIMUM DEPTH OF COVER UNDER GRASS AREAS = 5 1/2 FEET.
3. MINIMUM DEPTH OF COVER UNDER GRASS AREAS WITH FROST PROTECTION = 3 FEET 6 INCHES.
4. LATERAL SLOPES SHALL BE 1/8 INCH PER FOOT MINIMUM AND 1/2 INCH PER FOOT MAXIMUM.

SANITARY SEWER LATERAL DETAIL
SCALE: NONE

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PROFESSIONAL SERVICES

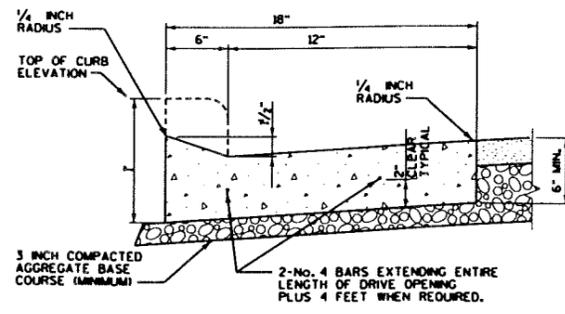
TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
322 North Main, Suite A, Galesburg, IL 61606
815.777.9313 FAX 815.777.0800 FAX 815.777.3155
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PROJECT NO.	701930
DATE	JUNE 2002
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FILE NO.	NA
DATE	09/20/02
TIME	3:00 PM
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TIME	3:00 PM

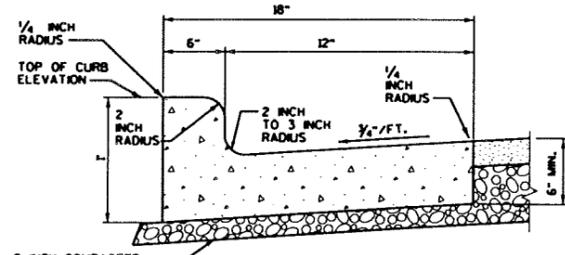
SANITARY SEWER DETAILS
COBBLESTONE CROSSING SUBDIVISION
CITY OF GALENA
JO DAVENESS COUNTY, ILLINOIS

FILE NO.
701930

SHEET
G8

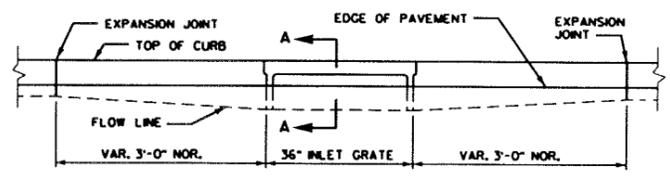


DRIVEWAY SECTION



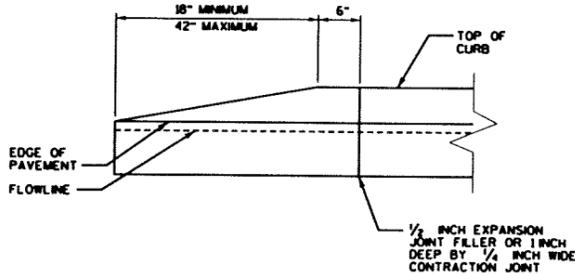
STANDARD SECTION

TYPE L CURB AND GUTTER DETAIL
SCALE: NONE

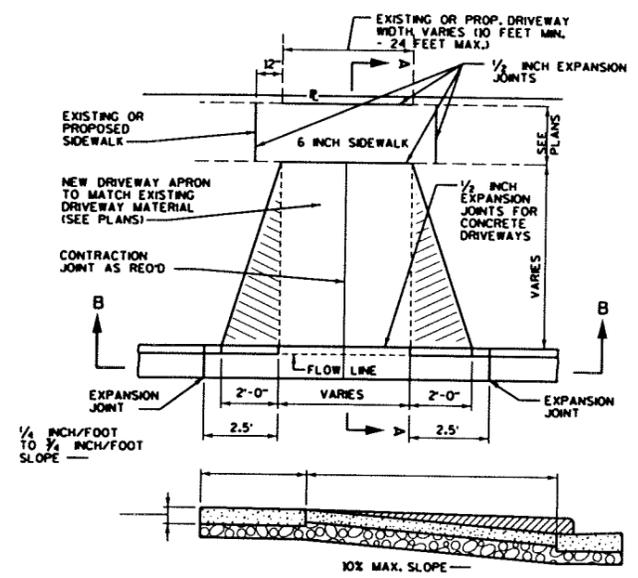


SECTION A-A

CURB AND GUTTER AT INLETS DETAIL
SCALE: NONE

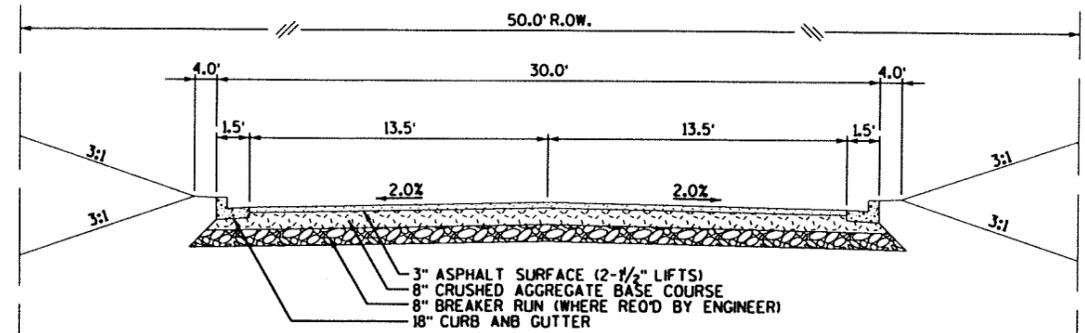


CURB END DETAIL
SCALE: NONE

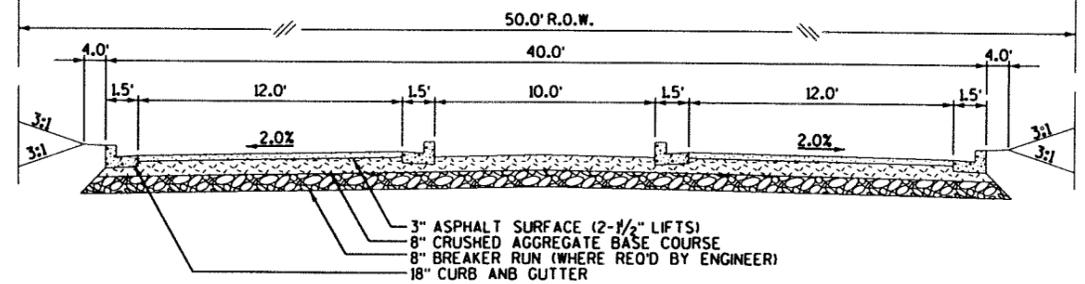


SECTION A-A

DRIVEWAY DETAIL
SCALE: NONE



TYPICAL CROSS SECTION
SCALE: NONE



TYPICAL CROSS SECTION-BOULEVARD
SCALE: NONE

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MSA		PROFESSIONAL SERVICES		BY	
		REVISION		DATE	
PROJECT NO. 701930		DATE: JUNE 2002		SCALE: AS SHOWN	
FILE: g5.dgn		DATE: 09.20.02		TIME: 3:00 PM	
F.L. N/A		DRAWN BY: M/W		CHECKED BY:	
STREET DETAILS					
COBBLESTONE CROSSING SUBDIVISION					
CITY OF GALENA					
JO DAVIS COUNTY, ILLINOIS					
FILE NO. 701930		SHEET G9			