



City of Galena, Illinois

AGENDA

ZONING BOARD OF APPEALS

WEDNESDAY, MARCH 13, 2019

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

ITEM	DESCRIPTION
19Z-2001	Call to Order by Presiding Officer
19Z-2002	Roll Call
19Z-2003	Establishment of Quorum

APPROVAL OF MINUTES

ITEM	DESCRIPTION	PAGE
19Z-2004	Approval of the Minutes of the Regular Meeting of February 13, 2019.	3-8

UNFINISHED BUSINESS

ITEM	DESCRIPTION	PAGE
19S-01	Dino Rigopoulos – Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District at 209 N. Main Street. Ratification of Findings of Fact	9-12

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
19S-02	Michael & Kathleen Hart – Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District at 116 S. Main Street.	13-18
19S-03	Magnum Recoil – Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District at 240 N. Main Street.	19-23
19S-04 & 19V-02	Bruce & Joyce Hanson – Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District and Variance for off-street parking requirement at 618 S. Prospect Street.	24-29
19A-02, 19SUB-01 & 19V-03	T&C Wiene Enterprises – Request for Rezoning to Low Density Residential from Limited Agriculture; Preliminary Plan & Plat to subdivide four residential lots from the larger parcel; and Variance to allow a 30' front yard setback.	30-37

OTHER BUSINESS

ITEM	DESCRIPTION	PAGE
19Z-2005	Public Comments Not to exceed 15 minutes as an agenda item Not more than 3 minutes per speaker	
19Z-2006	Adjournment	

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Zoning Board of Appeals	Wednesday, April 10, 2019	6:30 P.M.	City Hall, 101 Green Street

Posted: March 8, 2019 at 12:00 p.m. Posted By: Matt Oldenburg

**MINUTES
ZONING BOARD OF APPEALS
FEBRUARY 13, 2019**

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, February 13, 2019 at City Hall, 101 Green Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

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

A quorum was declared.

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

APPROVAL OF MINUTES

MOTION: Bochniak moved, seconded by Calvert to approve the January 9, 2019 minutes.

Motion carried.

UNFINISHED BUSINESS

Cal. No.19V-01, Lock-it & Leave-it – Request for Variance to allow decreased front yard setback to match adjacent property’s front yard setback at 11401 Dandar Street. Ratification of Findings.

MOTION: Bochniak moved, seconded by Cook to approve the Finding of Fact for Cal. No. 19V-01.

As Roll Call was:

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

Motion carried.

NEW BUSINESS

Cal. No. 19S-01, Applicants & Owners: Dino & Sotiri Rigopoulos, 209 North Main Street, Galena, IL 61036. Location: Parcel: 22-100-163-00, N 19' of Lot 35 & SW 8.5' of Lot 36, E Side of Main Street, Original City of Galena, Jo Daviess County, Illinois. Common Address: 209 North Main Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District.

MOTION: Cook moved, seconded by Bochniak to open the Public Hearing for Cal. No. 19S-01.

Motion carried on voice vote.

City Attorney Nack swore in all those who wished to testify at tonight's Public Hearings.

Adam Johnson, 211 Fourth Street Galena spoke for the applicant. He said the owner would like to convert the current monthly rental to a vacation rental. The unit has 1,300 square feet and could accommodate up to six persons. The rental is very near his other two Main Street businesses.

Rosenthal asked if there would be egress from the back of the building.

Oldenburg said he doesn't know the exact wording of the building code, but he believes it will need two forms of egress from the upper floor. This requirement would have to be met before a license was issued.

Johnson said there had been some talk about building a deck on the Commerce Street side of the unit, but he wasn't sure where that stood.

No other testimony was heard for this request.

MOTION: Bochniak moved, seconded by Cook to close the Public Hearing for Cal. No. 19S-01.

Motion carried on voice vote.

MOTION: Bochniak moved, seconded by Baranski to approve Cal. No. 19S-01 as presented.

Discussion: Bochniak 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 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:

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

Motion carried.

Cal. No. 19A-01, Applicant: City of Galena, 101 Green Street, Galena, IL 61036. Request for Text Amendment to Zoning Code of Ordinances to define process and regulations for solar arrays and alternative energy applications in the Highway 20 Corridor Design Manual.

MOTION: Baranski moved, seconded by Bochniak to open the Public Hearing for Cal. No. 19A-01.

Motion carried on voice vote.

Zoning Administrator Matt Oldenburg presented for the City. The Zoning Board previously held worksessions on this matter and determined that limiting an array to 20 kilowatts could be administratively approved; larger than 20 kilowatts would need to come before the Zoning Board for approval. This would be for applications in the Highway 20 Corridor.

Baranski asked about the area of Highway 20 that is in the historic district.

Oldenburg said it would have to have approval from both zoning – either administratively or by the board - and the Historic Preservation Commission.

While working on the text amendment he spoke with others about limiting the kilowatts. As the technology continues to improve the panel size will become more efficient and capable of producing more kilowatts. Since this is an aesthetics issue he recommends limiting the number of panels rather than the kilowatts. The current equivalent of 20 kilowatts is about 70-80 panels so we could limit the array to 80 panels.

Baranski asked what that equates to in square footage. Could there be a maximum square footage limit? Aesthetically that seems to matter more than the kilowatts produced or number of panels.

Oldenburg said a 20-kilowatt system could be approved today with 70-80 panels but in the future, you may only need half that number. Do we want to limit their output? The square footage for 80 panels is 1,820 square feet.

Baranski said if we limit it to 1,820 square feet they can do whatever they want. Today the panels produce 20 kilowatts but in the future they could produce twice as much. That would be great.

Oldenburg said we would include in the recommendation that rather than 80 panels we use 1,820 square feet or maybe 2000 square feet would make sense.

The Board agreed with a maximum coverage of 2000 square feet.

Bochniak asked about approval for a ground array.

Oldenburg said this was explained in the descriptive sections of the guidelines - under site features and service areas, utility equipment. Preferred installations are when the alternative energy equipment is integrated with the building design. Discouraged installations are when alternative energy equipment is not integrated with the building design. Oldenburg said he would be looking at the proposed installation from the center line of Highway 20 and if it is integrated or not visible he could approve it. If not, it would be sent to the Zoning Board just as any proposal larger than 2,000 square feet would. Table X.1 shows the limits and decision makers.

MOTION: Bochniak moved, seconded by Cook to close the Public Hearing for Cal. No. 19A-01.

Motion carried on voice vote.

MOTION: Baranski moved, seconded by Bochniak to send a positive recommendation to the City Council to approve amending the design guidelines as stated with the inclusion of using 2,000 square feet of solar panels for the cut off for administrative approval and Zoning Board approval.

Discussion: None

As Roll Call was:

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

Motion carried.

OTHER BUSINESS

None

PUBLIC COMMENTS

None

MOTION: Bochniak moved, seconded by Cook 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: 19S-01

APPLICATION BY: Dino & Sotiri Rigopoulos, 209 North Main Street,
Galena, IL 61036.

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

FINDINGS OF FACT

PROCEDURES

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on February 13, 2019. 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 for a vacation rental unit in the Downtown Commercial District. This property is located in the 200 block of North Main Street between Main & Commerce Streets.

The upper story of the building contains a 1,366 square feet apartment space. The ground level has a mercantile occupancy. The owners wish to convert this space into one vacation rental unit.

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 is six (6) guests total. 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 3,100 square feet, or 0.071 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 apartments, commercial and downtown tourist attractions.

PUBLIC SUPPORT AND/OR OBJECTIONS

In accordance with Article 9, Table 154.918.1 of the City of Galena Zoning Ordinance, a public hearing was held for the Special Use Request. The Zoning Board of Appeals heard testimony regarding the application from the applicant and the public.

Since the Zoning Board of Appeals is not bound by the strict rules of evidence, substantial latitude is procedurally given in all cases to the kind of evidence that may be made a part of the record. In this case, all testimony and exhibits entered into the record were evaluated and given weight by Board members on the basis of credibility and factuality.

The following persons presented testimony during the public hearings. Their testimony was recorded in the official minutes of the hearing, which are hereby made a part of the findings.

Testimony Presented on Behalf of the Applicant and in Support of the Proposal:

- **Adam Johnson, 211 Fourth Street Galena** spoke for the applicant. He said the owner would like to convert the current monthly rental to a vacation rental. The unit has 1,300 square feet and could accommodate up to six persons. The rental is very near his other two Main Street businesses.

Rosenthal asked if there would be egress from the back of the building.

Oldenburg said he doesn't know the exact wording of the building code, but he believes it will need two forms of egress from the upper floor. This requirement would have to be met before a license was issued.

Johnson said there had been some talk about building a deck on the Commerce Street side of the unit, but he wasn't sure where that stood.

Testimony Presented in Opposition to the Proposal:

- There was no testimony in opposition to the request.

APPLICABLE SECTIONS OF THE ZONING ORDINANCE

- Section 154.005 sets forth the Intent and Purpose of the Zoning Ordinance.
- Section 154.015 defines Accommodations, Vacation Rental.
- Section 154.201 (C) (6) provides a definition and description of the Downtown Commercial District.
- Table 154.403.1 lists the Permitted Land Uses permitted by right or by Special Use Permit for all Zoning Districts.
- Section 154.406 (D) (18) defines and outlines the regulations for Accommodations, Vacation Rental.
- Section 154.914 lists the criteria for Site Plan Review.
- Section 154.924 sets forth the Purpose, Applicability, Review Criteria, Decision-Maker, Application and Review Procedures, and Validity for Special Use Permits.

CONCLUSIONS

In applying the regulations and pertinent performance standards of the Zoning Ordinance to this particular case, the following conclusions are reached:

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

1. The site plan review met the applicable criteria for this request.
2. The request meets the district standards for the Downtown Commercial District and is compatible with the defining characteristics of the district.
3. The request meets the detailed land use regulations established for Accommodations, Vacation Rental land use.

4. Complimentary uses are available.
5. The request is compatible with adjoining properties through:
 - a. The protection of privacy will be maintained;
 - b. The elements of the plan are designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;
 - c. The elements of the plan will coexist in a harmonious manner with nearby existing properties.

DECISION

NOW, THEREFORE, BE IT RESOLVED that this Zoning Board of Appeals has determined that this request by Dino & Sotiri Rigopoulos for a Special Use Permit to allow Accommodations, Vacation Rental as a principal commercial land use in a Downtown Commercial District should be approved.

PASSED AND APPROVED this 13th day of February, A.D. 2019, by the Galena Zoning Board of Appeals by a vote of 5 ayes, 0 nays, 1 absent, 1 abstain, 0 recused.

John Rosenthal, Chairperson

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: March 5, 2019

RE: Cal. No. 19S-02, Applicants: Michael & Kathleen Hart, 4532 N Flansburg, Lena, IL 61048 and Owner: Larry Wiedenheft, 116 South Main Street, Galena, IL 61036. Location: Parcel: 22-100-142-00, S 13 ft. of Lot 20 & N 3 ½ ft. of Lot 19, East Side of Main Street, Galena, Jo Daviess County, Illinois. Common Address is 116 South Main 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 unit in the Downtown Commercial District. This property is located in the 100 block of South Main Street between Main & Commerce Streets.

The third story of the building contains a 990 square feet apartment space. The ground and second levels have a mercantile occupancy. The owners wish to convert the apartment space into one vacation rental unit.

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 is five (5) guests total. 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 2,045 square feet, or 0.05 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. However, this property does have one off-street parking space from a Commerce Street access.

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 apartments, commercial and downtown 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:

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

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

(4) *Availability of complementary uses.* Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities. *Complimentary uses are available to the project.*

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

(a) *Protection of privacy.* The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants. *The proposed use will protect the privacy of adjacent properties.*

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

(c) *Compatible design and integration.* All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties. *The design and integration of the proposed use has no projected impact on adjacent properties regarding nuisances.*

The 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.

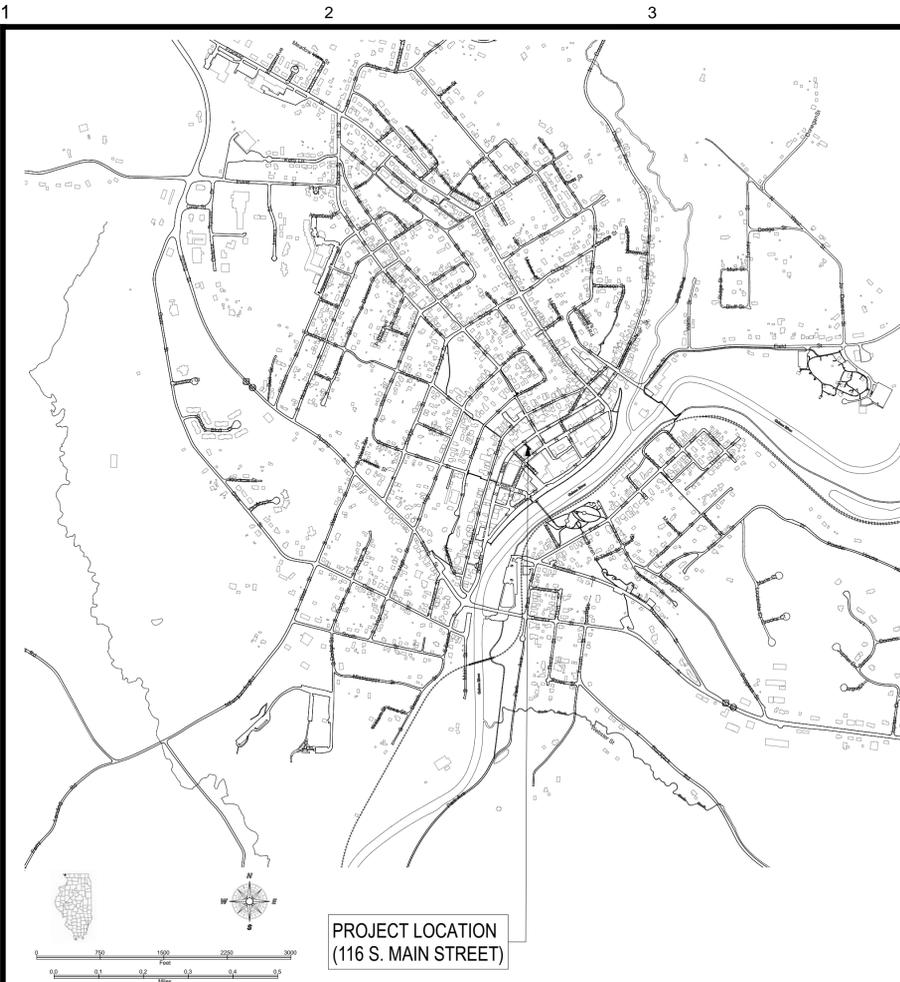




BRIO STUDIO
GALLERY







1 LOCATION MAP
SCALE: 1" = 1000'

VACATION RENTAL UNIT

THIRD FLOOR UNIT
1 BEDROOM, 1 BATH
990 SF
5 GUESTS ALLOWED

990 SF TOTAL (ONE VACATION RENTAL UNITS) IN DOWNTOWN COMMERCIAL WITH NO PARKING REQUIREMENT
TOTAL NUMBER OF GUESTS ALLOWS: 5

BUILDING CLASSIFICATION

ZONING: DOWNTOWN COMMERCIAL
VACATION RENTAL SPECIAL USE PERMIT

CONSTRUCTION TYPE: IIIA, HISTORIC BUILDING, 3 STORIES, +/- 2,900 SF

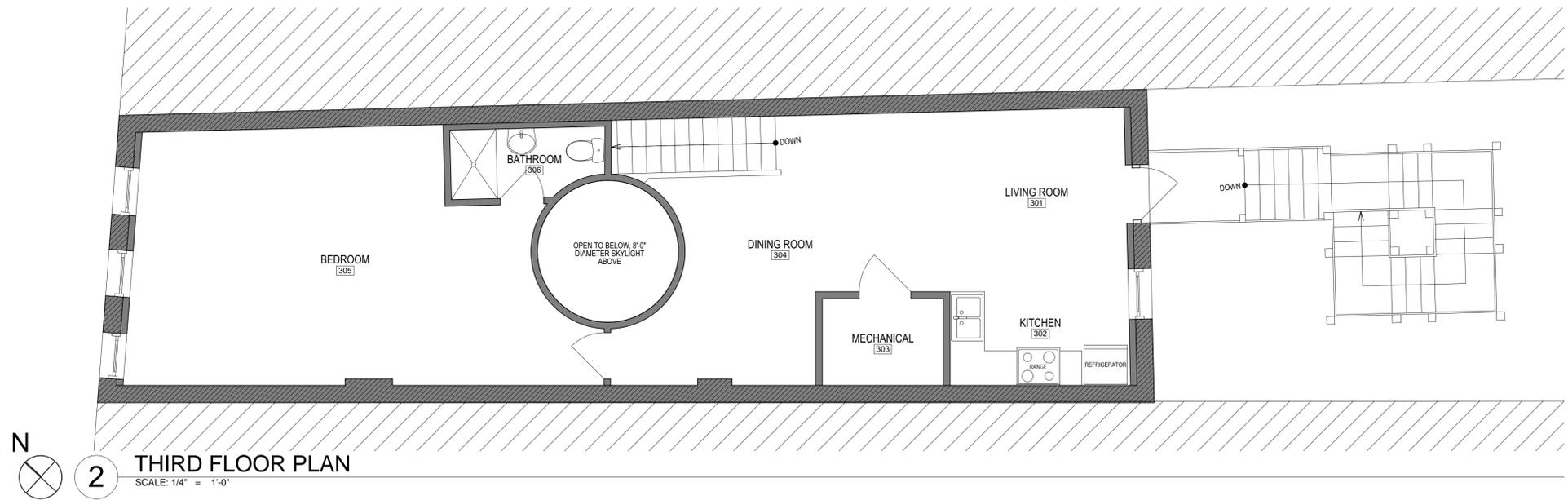
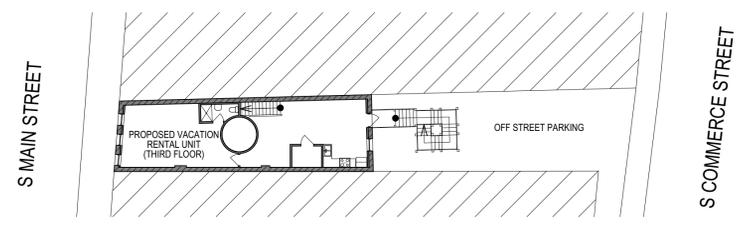
OCCUPANCY: NO CHANGE TO FIRST AND SECOND FLOOR RETAIL STORE, GROUP M
CHANGE THIRD FLOOR APARTMENT FROM GROUP R-2 TO GROUP R-1

PROJECT TYPE: CHANGE OF OCCUPANCY OF THIRD FLOOR APARTMENT FROM GROUP R-2 TO GROUP R-1
NO ALTERATIONS TO BUILDING

GENERAL NOTES

- INSTALL NEW SMOKE DETECTORS, WITHIN 15 FEET OF EACH BEDROOM DOOR AND WITHIN EACH BEDROOM, AND CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF BEDROOM. HARDWIRE ALL NEW DETECTORS WITH BATTERY BACKUP AS NEEDED.
- BATHROOM IS EXISTING AND IS TO REMAIN AS IS.
- NEW KITCHEN TO BE INSTALLED AS SHOWN ON PLANS.

3 SITE PLAN
SCALE: 1" = 20'



2 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

STAMP



PROJECT TITLE

PERMIT PLANS FOR
VACATION RENTAL
ACCOMMODATIONS AT
116 S. MAIN STREET
GALENA, IL 61036

MARK	DATE	DESCRIPTION
	3/1/19	PERMIT PLANS

PROJECT NO: 1904
DRAWING STATUS: PERMIT PLANS
SCALE: SCALE AS NOTED
DRAWN BY: WGB
CHK'D BY: JMB
COPYRIGHT
BARANSKI HAMMER MORETTA &
SHEEHY, 2019

SHEET TITLE

PERMIT PLANS

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: March 5, 2019

RE: Cal. No. 19S-03, Applicant and Owner: Magnum Recoil, 240 North Main Street, Galena, IL 61036. Location: Parcel: 22-100-117-00, Part of Lot 5, Block C, Lots in Wedge, Galena, Jo Daviess County, Illinois. Common Address is 240 North Main 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 unit in the Downtown Commercial District. This property is located in the 200 block of North Main Street between Main & Bench Streets.

The third story of the building contains a 1,202 square feet apartment space. The ground level has a mercantile occupancy and the second level has a business occupancy. The owners wish to convert the apartment space into one vacation rental unit.

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 is six (6) guests total. 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 2,396 square feet, or 0.055 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. However, this property does have four off-street parking spaces from a Diagonal / Bench Street access.

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 apartments, commercial and downtown 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.

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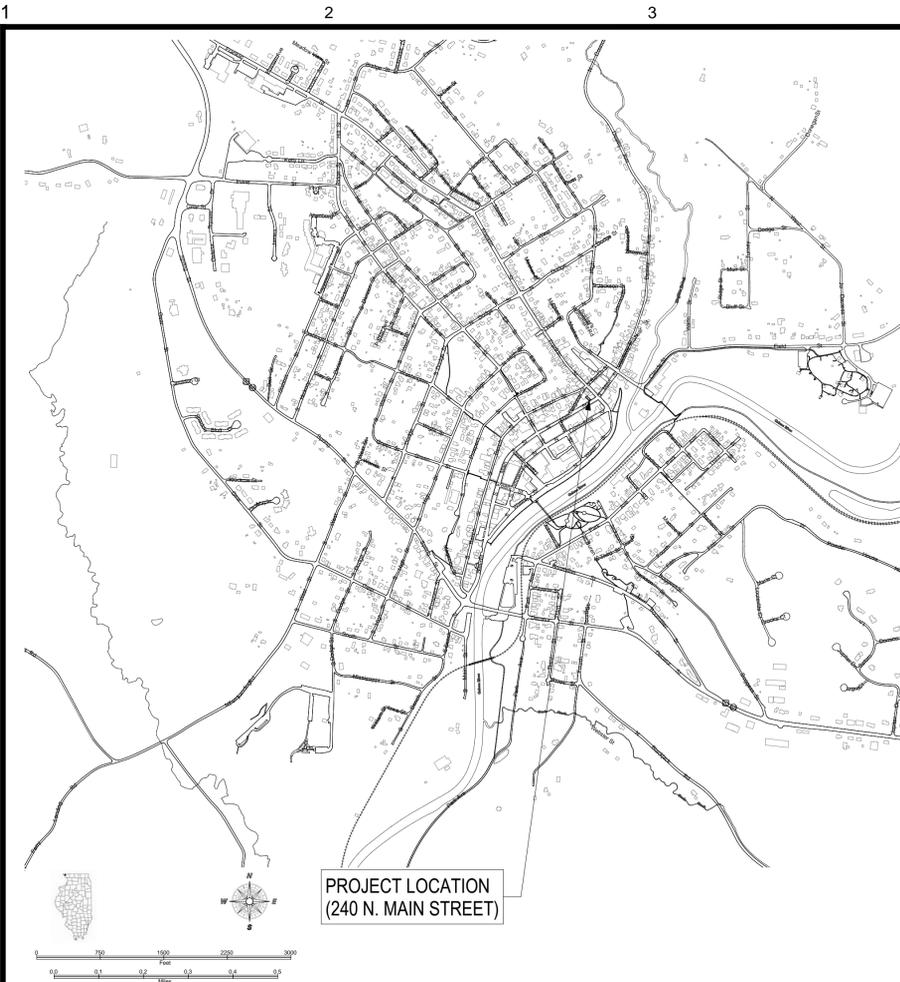
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(c) *Compatible design and integration.* All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures,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

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3/5/19 /Volumes/Galena Project Directory/1903 Wiedenheft 240 N Main Street/1903 Wiedenheft 240 N Main Street.pln



1 LOCATION MAP
SCALE: 1" = 1000'

VACATION RENTAL UNIT

THIRD FLOOR UNIT
2 BEDROOMS, 1 BATH
1,202 SF
6 GUESTS ALLOWED

1,202 SF TOTAL (ONE VACATION RENTAL UNIT) IN DOWNTOWN COMMERCIAL WITH NO PARKING REQUIREMENT
TOTAL NUMBER OF GUESTS ALLOWS: 6

BUILDING CLASSIFICATION

ZONING: DOWNTOWN COMMERCIAL
VACATION RENTAL SPECIAL USE PERMIT

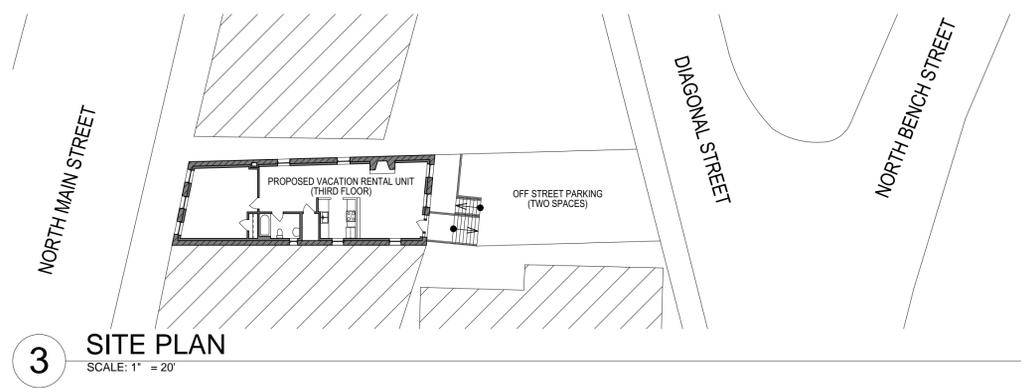
CONSTRUCTION TYPE: IIIA, HISTORIC BUILDING, 3 STORIES, +/- 3,606 SF

OCCUPANCY: NO CHANGE TO FIRST FLOOR RETAIL STORE, GROUP M
NO CHANGE TO SECOND FLOOR ATTORNEY'S OFFICE, GROUP B
CHANGE THIRD FLOOR APARTMENT FROM GROUP R-2 TO GROUP R-1

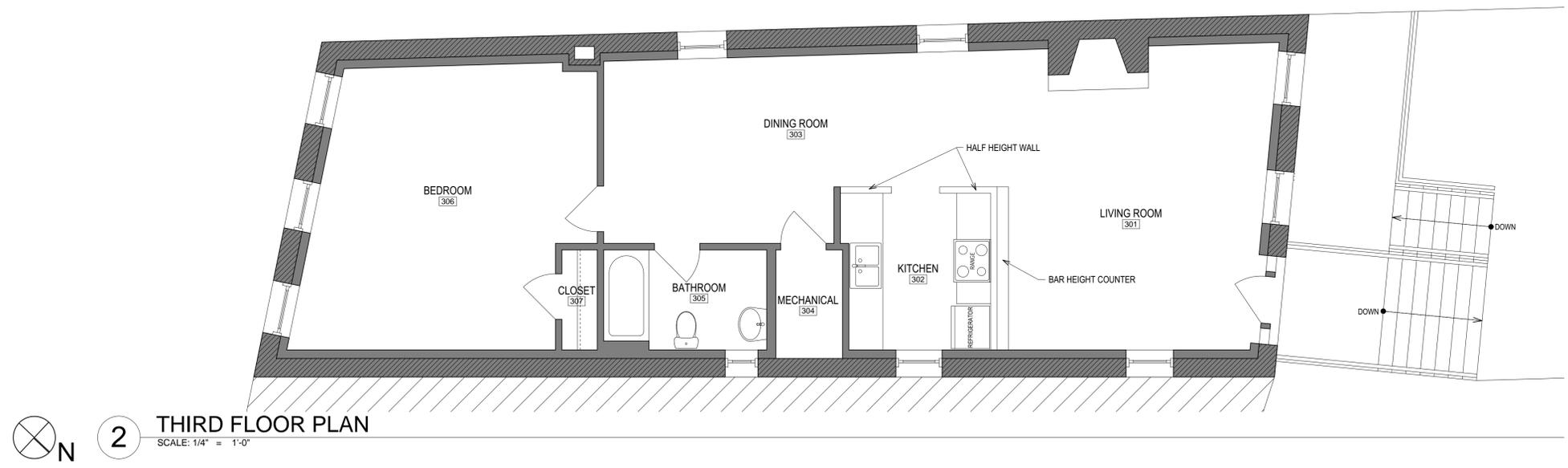
PROJECT TYPE: CHANGE OF OCCUPANCY OF THIRD FLOOR APARTMENT FROM GROUP R-2 TO GROUP R-1
NO ALTERATIONS TO BUILDING

GENERAL NOTES

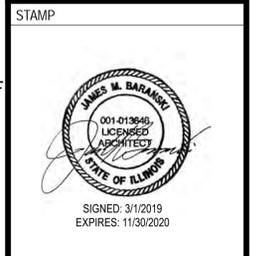
- EXISTING CONDITIONS FOR BEDROOMS TO BE GRANDFATHERED.
- VERIFY EXISTING SMOKE DETECTORS AND PROVIDE NEW AS NEEDED THROUGHOUT ALL AREAS, WITHIN EACH BEDROOM, WITHIN 15 FEET OF EACH BEDROOM DOOR, AND CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF BEDROOM. HARDWIRE ALL NEW DETECTORS WITH BATTERY BACKUP AS NEEDED.



3 SITE PLAN
SCALE: 1" = 20'



2 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROJECT TITLE

PERMIT PLANS FOR VACATION RENTAL ACCOMMODATIONS AT 240 N. MAIN STREET GALENA, IL 61036

MARK	DATE	DESCRIPTION
	3/1/19	PERMIT PLANS

PROJECT NO: 1903
DRAWING STATUS: PERMIT PLANS
SCALE: SCALE AS NOTED
DRAWN BY: WGB
CHK'D BY: JMB
COPYRIGHT BARANSKI HAMMER MORETTA & SHEEHY, 2019

SHEET TITLE

PERMIT PLANS

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: March 5, 2019

RE: Cal. No. 19S-04 & 19V-02, Applicants and Owners: Bruce & Joyce Hanson, 616 & 618 South Prospect Street, Galena, IL 61036. Location: Parcel: 22-100-266-00, W ½ of Lot 10 and W 67.09' of N ½ of Lot 11, Between Bench & Prospect Streets, Galena, Jo Daviess County, Illinois. Common Address is 618 South Prospect Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District and Variance for off-street parking requirement.

Summary:

The applicant is requesting a Special Use Permit to operate as a one-dwelling vacation rental in a Low Density Residential District. This dwelling unit is part of a duplex along South Prospect Street near Gear Street. The Owners live in the other dwelling unit in the duplex.

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 eight (8) guests. This is determined by the International Fire Code, International Building Code and NFPA on the basis of minimum 200 square feet per person gross (IFC Table 1004.1.2), with an additional requirement for two means of fire-protected egress for each sleeping area (NFPA 24.2.2.1.1). In this case, the four bedrooms can each sleep two guests. The limiting factor for guests is the availability of off-street parking, which will require a variance for one on-street parking space, the second vehicle has one off-street parking space.

Lot Capacity: The lot size is 3,054 square feet, or 0.07 acres. The structure is situated along South Prospect 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 parking regulations require one (1) off-street space per four (4) guests. There a one garage for one off-street parking space; the rest of the yard is lower than the grade of the street, therefore there is a physical hardship. If a variance is granted for one vehicle to be parked on-street, the maximum guest occupancy of the unit is eight (8) guests. Potentially, this variance of one on-street parking space could reduce the impact of parking for the property as regular tenants could have multiple vehicles per unit.

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

No other alterations will be done on the outside and no further site improvements are required as the site has adequate landscaping and lighting already.

Staff recommends approval of this request.

Land uses surrounding the property include residences and guest accommodations.

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 consistent 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.

Variance Approval Criteria & Recommendation:

A variance is not a right. It may be granted to an applicant only if the applicant establishes that strict adherence to this code will result in practical difficulties or undue hardships because of site characteristics that are not applicable to most properties in the same zoning district. Such variances shall be granted only when the applicant establishes that all of the following criteria, as applicable, are satisfied:

(1) *Hardship unique to property, not self-inflicted.* There are exceptional conditions creating an undue hardship, applicable only to the property involved or the intended use thereof, which do not apply generally to the other land areas or uses within the same zone district, and such exceptional conditions or undue hardship was not created by the action or inaction of the applicant or owner of the property;

(2) *Special privilege.* The variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same zoning district;

(3) *Literal interpretation.* The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant;

(4) *Reasonable use.* The applicant and the owner of the property cannot derive a reasonable use of the property without the requested variance;

(5) *Minimum necessary.* The variance is the minimum necessary to make possible the reasonable use of land or structures;

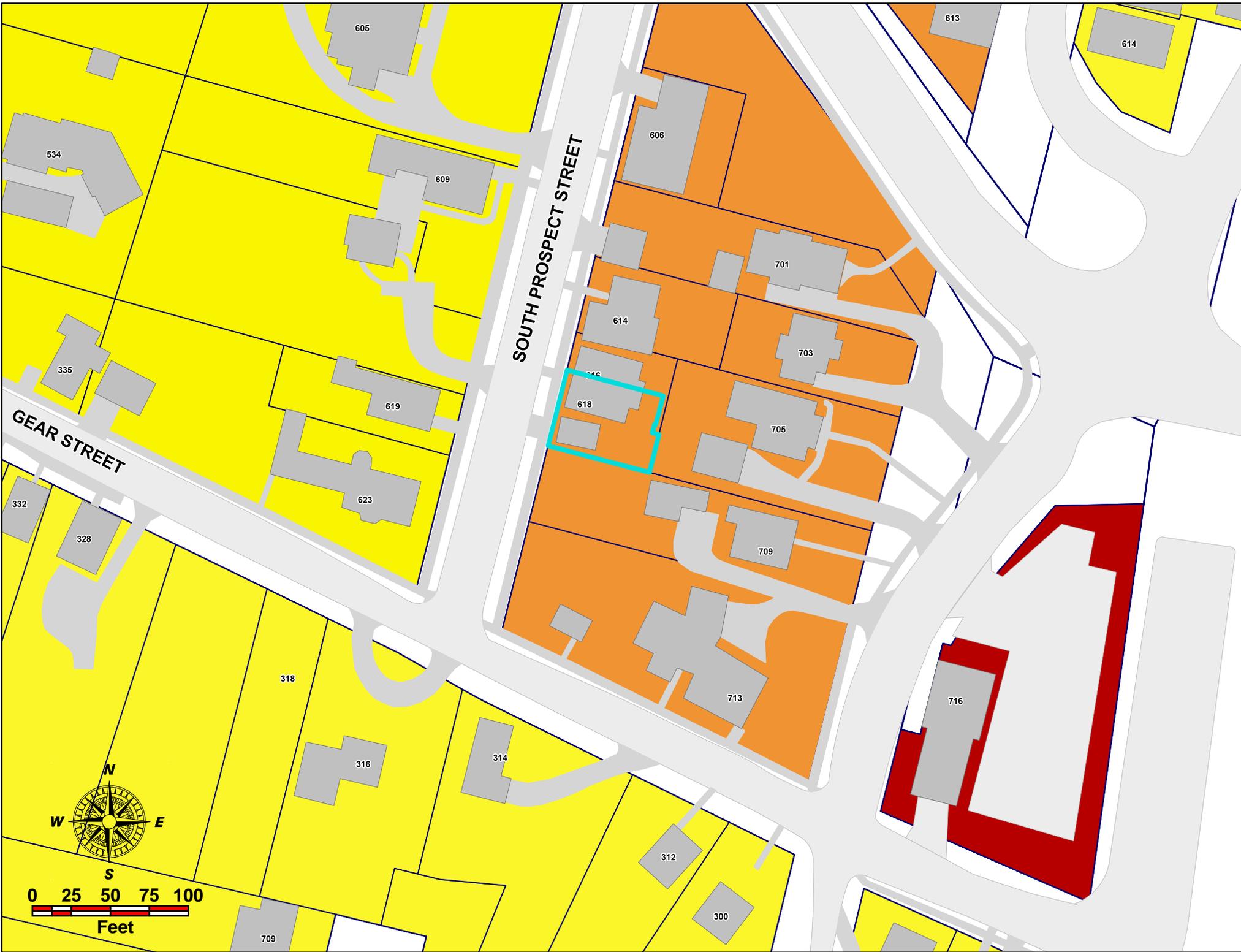
(6) *Compatible with adjacent properties.* The variance will not be injurious to, or reduce the value of, the adjacent properties or improvements or be detrimental to the public health, safety or welfare. In granting a variance, the decision-maker may impose conditions deemed necessary to protect affected property owners and to protect the intent of this code;

(7) *Conformance with the purposes of this code.* The granting of a variance will not conflict with the purposes and intents expressed or implied in this Code; and

(8) *Conformance with the Comprehensive Plan.* The granting of a variance will not conflict with the goals and principles in the adopted Comprehensive Plan.

The Zoning Board of Appeals can approve, approve with conditions, or deny requests for variances. If the Board would like to approve the request, a motion to draft Finding of Facts should be entertained. The Findings of Facts will then be presented for final consideration at the next Board Meeting.





Vacation Rental Unit

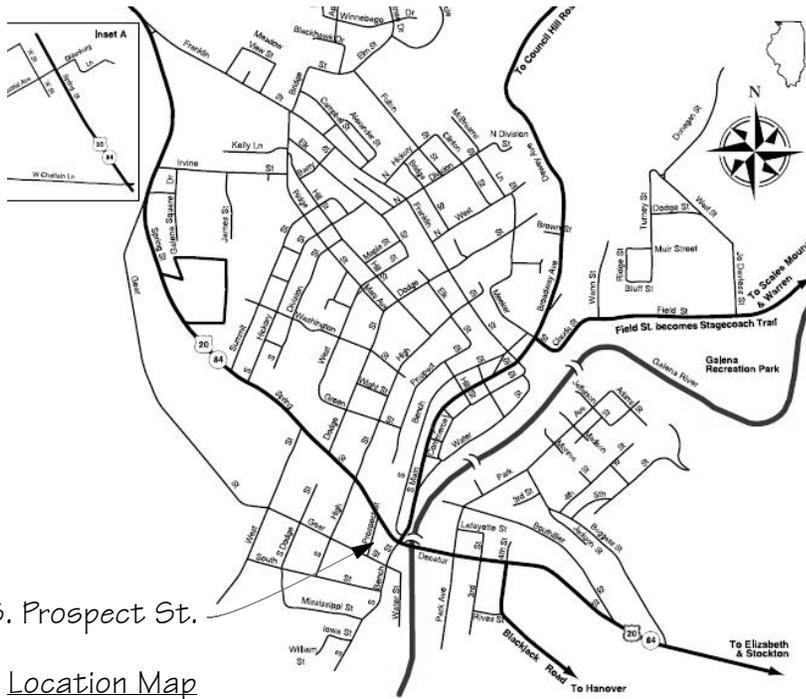
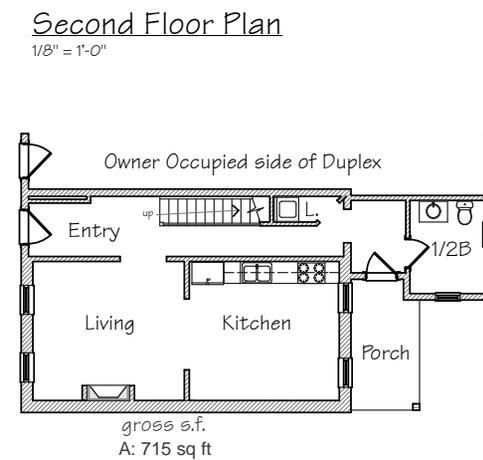
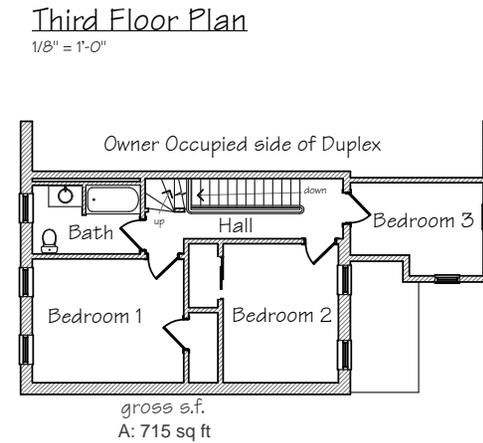
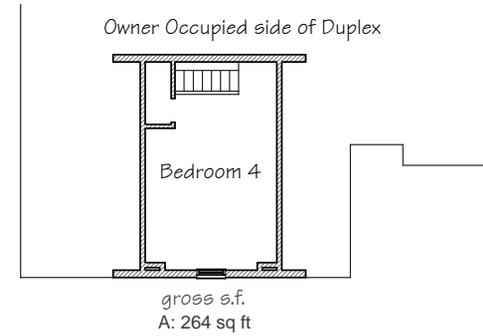
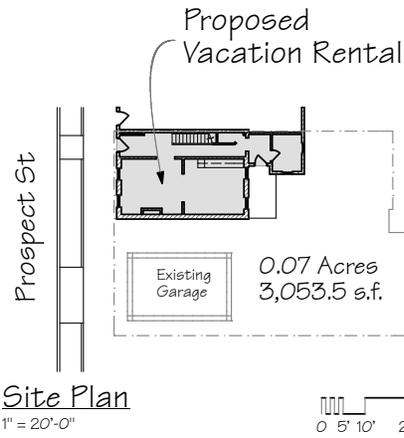
4 Bedroom, 1 & 1/2 baths
 1,694 sq ft in LDR, Low Density Residential
 with 1 parking space in Garage requiring a variance for 1 Parking space
 8 guests allowed

Building Classification
 Zoning LDR Low Density Residential,
 Vacation Rental Special Use permit

Construction Type V A, Historic Building, 3 stories, 1,694 sq. ft. gross
 Occupancy Change from R3 to R1
 Project type: Change of occupancy from R3 to R1
 No alterations

General Notes

- Existing conditions for bedrooms to be grandfathered.
- Electrical
 - Verify existing Smoke Detectors and provide new as needed throughout all areas, within each new bedroom, with in 15' of each bedroom door, & carbon monoxide detector within 10' of bedroom. Hardwire all new detectors with battery back-up as needed.



Adam Johnson Architecture
 211 Fourth Street, Galena, Illinois 61036-2400
 ©adamjzso33@gmail.com 815/281-1577
 Drawings remain the sole property of the Architect, reproduction & use by permission only.

Certification Statement:
 I certify that these plans were prepared by me & to the best of my knowledge conform to all applicable National, State, and Local codes.
 Adam Johnson
 Illinois license number: 001-04856
 expiration date: 11/30/2015
 signed: _____ date: _____

Permit Plans for Vacation Rental Accommodations
618 S Prospect Street
 Galena, Illinois 61036

2/8/19
 revisions:
 sheet
A1
 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
DATE: February 9, 2018

MATT

RE: Cal. No. 19A-02, 19SUB-01 & 19V-03, Applicant & Owner: T&C Wiene Enterprises, 2955 Red Gates Drive, Galena, IL 61036. Location: Parcel: 22-200-133-00, Part of the NW ½ of the NW Quarter of Section 24, Township 28 North, Range 1 West of the Fourth Principal Meridian, Galena, Jo Daviess County, Illinois. Common Address: 618 Gear Street. Request for rezoning to Low Density Residential from Limited Agriculture; Preliminary Plan & Plat to subdivide four residential lots from the larger parcel; and Variance to allow a 30' front yard setback.

Summary:

The applicant proposes to subdivide four, single-family residential lots from the larger 13.08 acre parcel to construct new homes. The lots will take access from Gear Street.

New curb & gutter, sidewalk and a sanitary sewer extension are included as proposed improvements. Adequate water main, fire hydrants, storm water system and street lights exist in proximity to the location.

A site plan and preliminary plan / plat were reviewed and all proposed lots comply with the bulk and density standards for residential development, with the exception of the proposed 30' front yard setback. Code requires a 40' front yard setback for lots wider than 80'. In this case, the 30' setback is more suitable and also matches the existing character of the corridor. I recommend approval of the variance for the setback.

The Staff has reviewed the proposed plan / plat and recommends approval as the criteria are met, including a Natural Resource Study from the Soil & Water Conservation District (on file if you wish to review).

Rezoning to Low Density Residential from Limited Agriculture will allow future development of single-family residences on the property. Rezoning is proposed for the entire 13.08 acres to Low Density Residential as the applicant will request further development / subdivision of the remaining property after the initial four build-out.

The ZBA shall conduct the public hearing on the rezoning and subdivision to make recommendation to the City Council for final action. The variance shall include a public hearing and decision with the ZBA.

The Staff has reviewed the proposed plan / plat and recommends approval as the criteria are met, including a Natural Resource Study from the Soil & Water Conservation District (on file if you wish to review).

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.

Variance Approval Criteria & Recommendation:

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- (1) *Hardship unique to property, not self-inflicted.* There are exceptional conditions creating an undue hardship, applicable only to the property involved or the intended use thereof, which do not apply

generally to the other land areas or uses within the same zone district, and such exceptional conditions or undue hardship was not created by the action or inaction of the applicant or owner of the property;

(2) *Special privilege.* The variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same zoning district;

(3) *Literal interpretation.* The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant;

(4) *Reasonable use.* The applicant and the owner of the property cannot derive a reasonable use of the property without the requested variance;

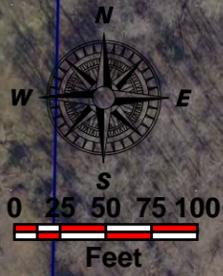
(5) *Minimum necessary.* The variance is the minimum necessary to make possible the reasonable use of land or structures;

(6) *Compatible with adjacent properties.* The variance will not be injurious to, or reduce the value of, the adjacent properties or improvements or be detrimental to the public health, safety or welfare. In granting a variance, the decision-maker may impose conditions deemed necessary to protect affected property owners and to protect the intent of this code;

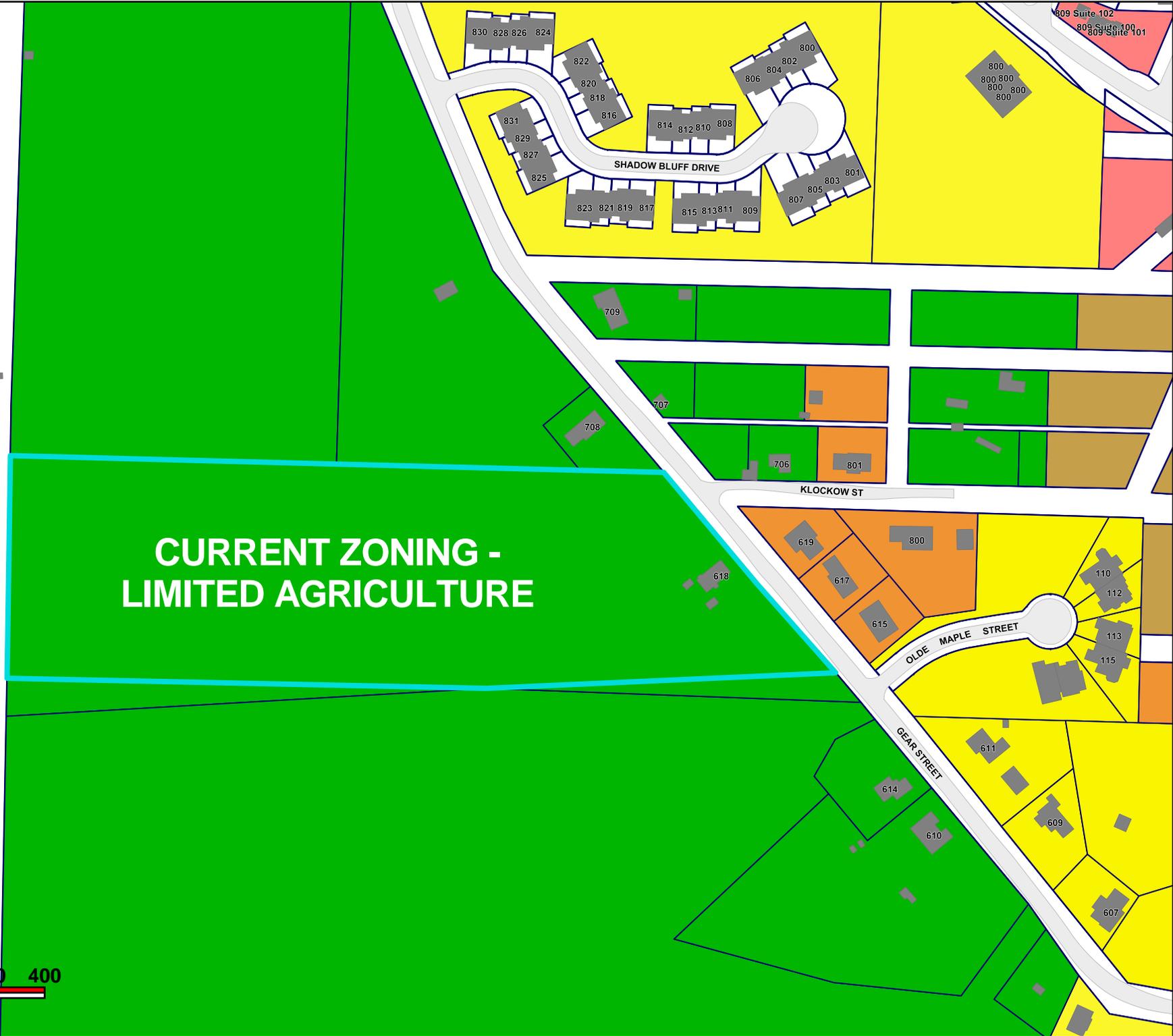
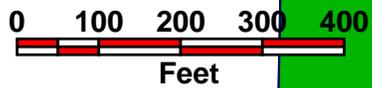
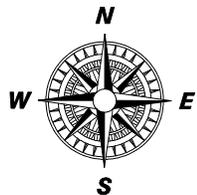
(7) *Conformance with the purposes of this code.* The granting of a variance will not conflict with the purposes and intents expressed or implied in this Code; and

(8) *Conformance with the Comprehensive Plan.* The granting of a variance will not conflict with the goals and principles in the adopted Comprehensive Plan.

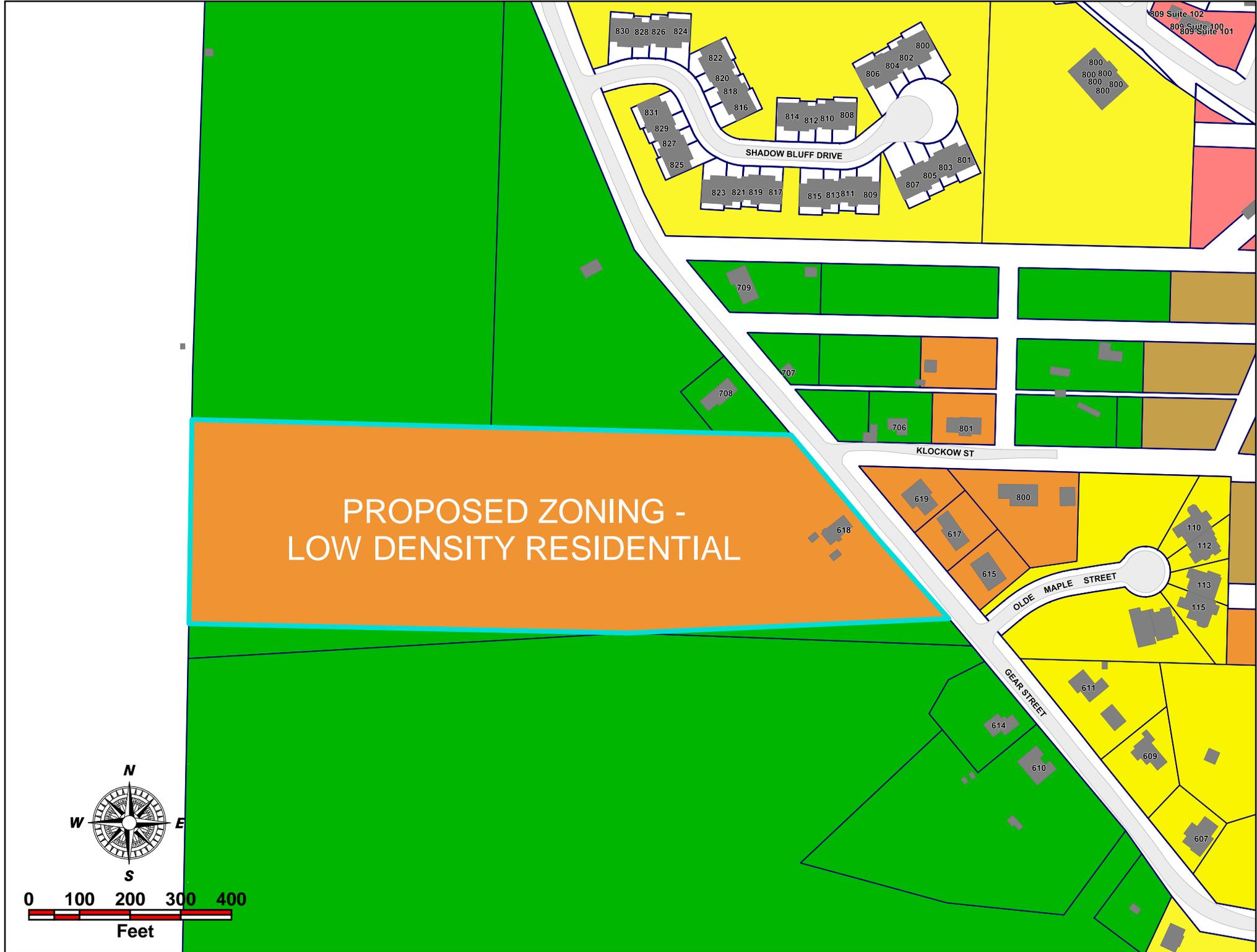
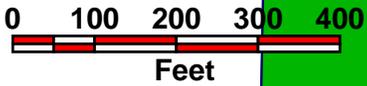
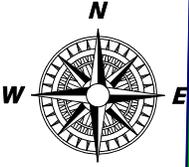
The Zoning Board of Appeals can approve, approve with conditions, or deny requests for variances. If the Board would like to approve the request, a motion to draft Finding of Facts should be entertained. The Findings of Facts will then be presented for final consideration at the next Board Meeting.

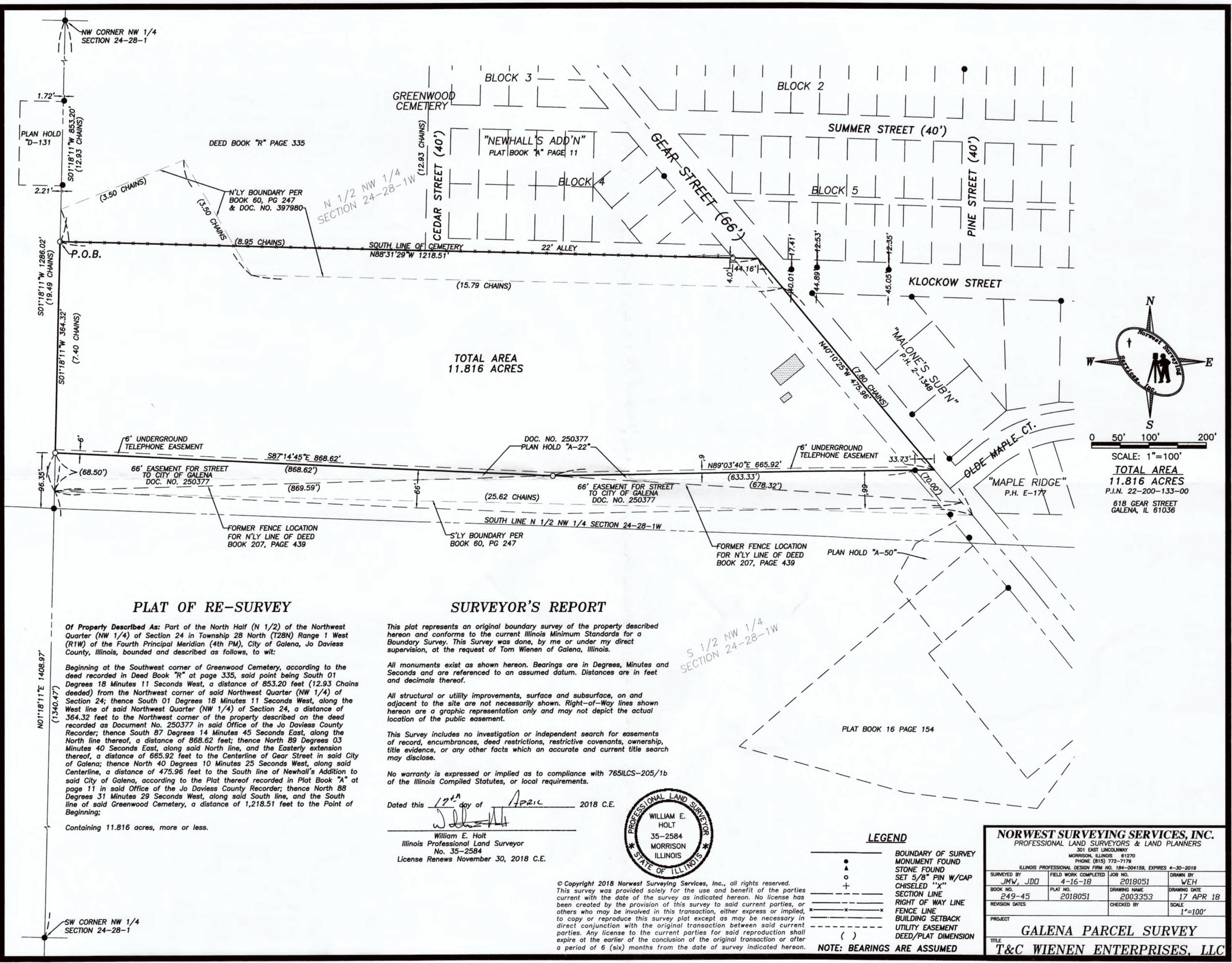


**CURRENT ZONING -
LIMITED AGRICULTURE**



PROPOSED ZONING -
LOW DENSITY RESIDENTIAL





N
↑
Norwest Surveying
Services, Inc.
↓
S

W ← → E

0 50' 100' 200'

SCALE: 1"=100'

TOTAL AREA
11.816 ACRES
P.I.N. 22-200-133-00
618 GEAR STREET
GALENA, IL 61036

PLAT OF RE-SURVEY

Of Property Described As: Part of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 24 in Township 28 North (T28N) Range 1 West (R1W) of the Fourth Principal Meridian (4th PM), City of Galena, Jo Daviess County, Illinois, bounded and described as follows, to wit:

Beginning at the Southwest corner of Greenwood Cemetery, according to the deed recorded in Deed Book "R" at page 335, said point being South 01 Degrees 18 Minutes 11 Seconds West, a distance of 853.20 feet (12.93 Chains deeded) from the Northwest corner of said Northwest Quarter (NW 1/4) of Section 24; thence South 01 Degrees 18 Minutes 11 Seconds West, along the West line of said Northwest Quarter (NW 1/4) of Section 24, a distance of 364.32 feet to the Northwest corner of the property described on the deed recorded as Document No. 250377 in said Office of the Jo Daviess County Recorder; thence South 87 Degrees 14 Minutes 45 Seconds East, along the North line thereof, a distance of 868.62 feet; thence North 89 Degrees 03 Minutes 40 Seconds East, along said North line, and the Easterly extension thereof, a distance of 665.92 feet to the Centerline of Gear Street in said City of Galena; thence North 40 Degrees 10 Minutes 25 Seconds West, along said Centerline, a distance of 475.96 feet to the South line of Newhall's Addition to said City of Galena, according to the Plat thereof recorded in Plat Book "A" at page 11 in said Office of the Jo Daviess County Recorder; thence North 88 Degrees 31 Minutes 29 Seconds West, along said South line, and the South line of said Greenwood Cemetery, a distance of 1,218.51 feet to the Point of Beginning;

Containing 11.816 acres, more or less.

SURVEYOR'S REPORT

This plat represents an original boundary survey of the property described hereon and conforms to the current Illinois Minimum Standards for a Boundary Survey. This Survey was done, by me or under my direct supervision, at the request of Tom Wiene of Galena, Illinois.

All monuments exist as shown hereon. Bearings are in Degrees, Minutes and Seconds and are referenced to an assumed datum. Distances are in feet and decimals thereof.

All structural or utility improvements, surface and subsurface, on and adjacent to the site are not necessarily shown. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

This Survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.

No warranty is expressed or implied as to compliance with 765ILCS-205/1b of the Illinois Compiled Statutes, or local requirements.

Dated this 17th day of APRIL 2018 C.E.

William E. Holt

William E. Holt
Illinois Professional Land Surveyor
No. 35-2584
License Renews November 30, 2018 C.E.



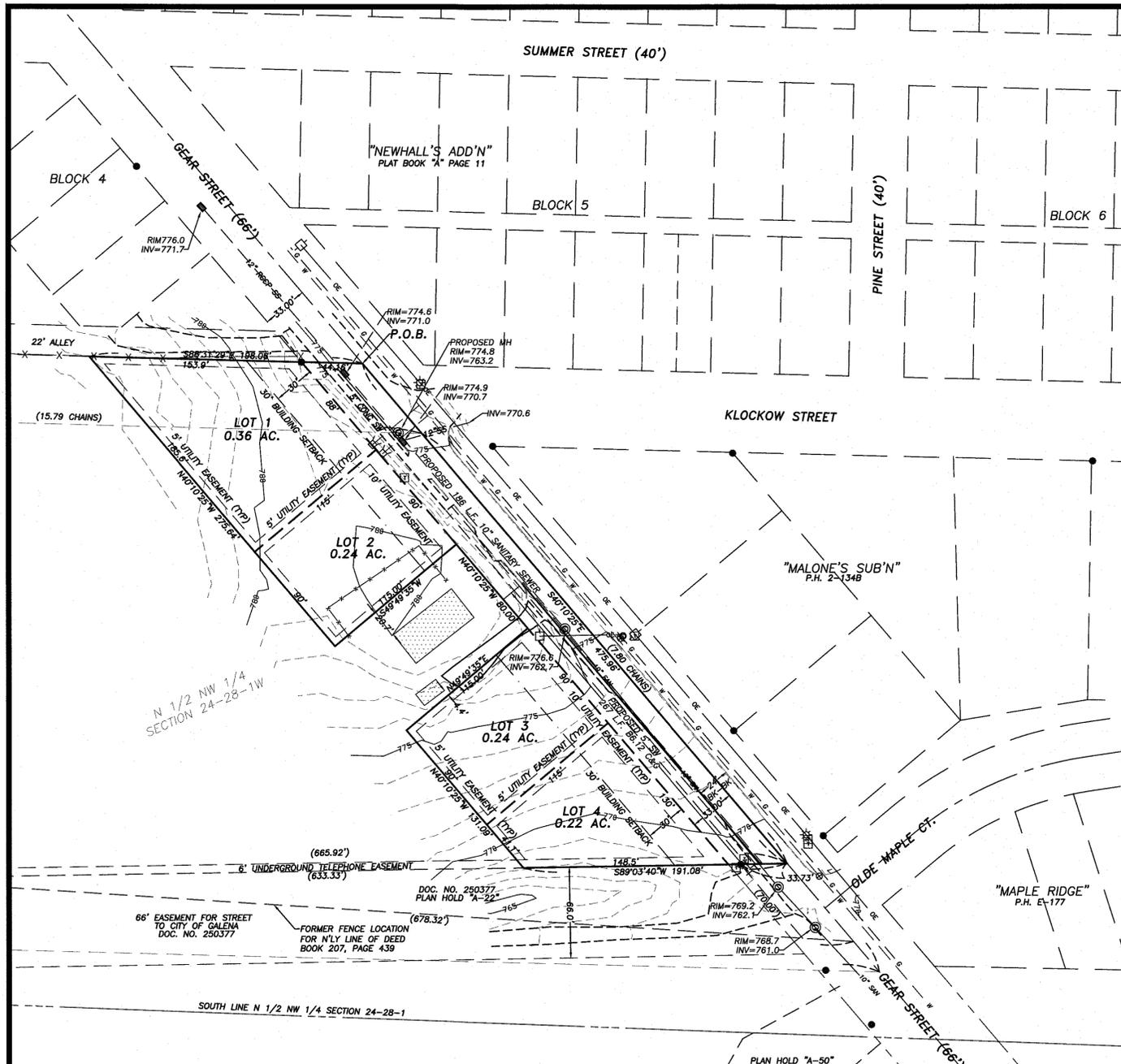
© Copyright 2018 Norwest Surveying Services, Inc., all rights reserved. This survey was provided solely for the use and benefit of the parties current with the date of the survey as indicated hereon. No license has been created by the provision of this survey to said current parties, or others who may be involved in this transaction, either express or implied, to copy or reproduce this survey plat except as may be necessary in direct conjunction with the original transaction between said current parties. Any license to the current parties for said reproduction shall expire at the earlier of the conclusion of the original transaction or after a period of 6 (six) months from the date of survey indicated hereon.

LEGEND

- BOUNDARY OF SURVEY
- ▲ MONUMENT FOUND
- STONE FOUND
- + SET 5/8" PIN W/CAP
- CHISELED "X"
- SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- DEED/PLAT DIMENSION

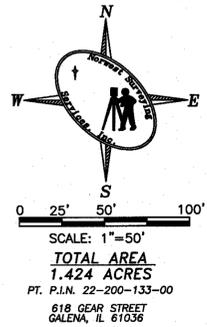
NOTE: BEARINGS ARE ASSUMED

NORWEST SURVEYING SERVICES, INC.			
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS			
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270 PHONE (815) 772-7179			
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004159, EXPIRES 4-30-2019			
SURVEYED BY JMW, JDD	FIELD WORK COMPLETED 4-16-18	JOB NO. 2018051	DRAWN BY WEH
BOOK NO. 249-45	PLAT NO. 2018051	DRAWING NAME 2003353	DRAWING DATE 17 APR 18
REVISION DATES	CHECKED BY	SCALE 1"=100'	
PROJECT GALENA PARCEL SURVEY			
TITLE T&C WIENE ENTERPRISES, LLC			



PRELIMINARY PLAN
OF
"GRANDVIEW SUBDIVISION"

A PROPOSED SUBDIVISION OF PART OF THE
NORTHWEST QUARTER (NW 1/4) OF
SECTION 24, TOWNSHIP 28 NORTH (T28N),
RANGE 1 WEST (R1W) OF THE 4TH PM
CITY OF GALENA
JO DAVIESS COUNTY
ILLINOIS
2019



OWNERS:
T & C WIENEN ENTERPRISES
2955 RED GATES DRIVE
GALENA, IL 61036
(815) 297-4529

DEVELOPER:
T & C WIENEN ENTERPRISES
2955 RED GATES DRIVE
GALENA, IL 61036
(815) 297-4529

SURVEYOR/PLANNER:
NORWEST SURVEYING SERVICES, INC.
301 EAST LINCOLNWAY
MORRISON, IL 61270
(815) 772-7179

PROPOSED DEVELOPMENT:
4 RESIDENTIAL LOTS
CURRENT ZONING - LA - LIMITED AGRICULTURE
PROPOSED ZONING - LDR - LOW DENSITY RESIDENTIAL
CITY WATER & SEWER
CITY STANDARD STREETS
TOTAL AREA INVOLVED 1.424 ACRES
THIS AREA IS WITHIN THE CITY OF GALENA

BOUNDARY DESCRIPTION

Of Property Described As: Part of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 24 in Township 28 North (T28N), Range 1 West (R1W) of the Fourth Principal Meridian (4th PM), City of Galena, Jo Daviess County, Illinois, bounded and described as follows, to wit:

Beginning at the intersection of the South line of "Newell's Addition" to said City of Galena, according to the Plat thereof recorded in Plat Book "A" at page 11 in the Office of the Jo Daviess County Recorder, and the Centerline of Gear Street in said City of Galena; thence South 40 Degrees 10 Minutes 25 Seconds East, along said Centerline, a distance of 475.98 feet to the North line of the property described on the deed recorded as Document No. 2500377 in said Office of the Jo Daviess County Recorder; thence South 89 Degrees 03 Minutes 40 Seconds West, along said North line, a distance of 191.08 feet; thence North 40 Degrees 10 Minutes 25 Seconds West, a distance of 131.08 feet; thence North 49 Degrees 49 Minutes 35 Seconds East, a distance of 115.00 feet to a point 33.00 feet Southwesterly of, and perpendicularly distant from said Centerline of Gear Street; thence North 40 Degrees 10 Minutes 25 Seconds West, parallel with said Centerline, a distance of 80.00 feet; thence South 49 Degrees 49 Minutes 35 Seconds West, a distance of 115.00 feet; thence North 40 Degrees 10 Minutes 25 Seconds West, a distance of 275.64 feet to said South line of "Newell's Addition"; thence South 88 Degrees 31 Minutes 29 Seconds East, along said South line, a distance of 198.06 feet to the Point of Beginning;

Containing 1.424 acres, more or less.

SURVEYOR'S REPORT

This plat represents an original boundary & topographic survey of the property depicted & described hereon and conforms to the current Illinois Minimum Standards for a Boundary & Topographic Survey. This Survey was done, by me or under my direct supervision, at the request of Tom Wiene of Galena, Illinois.

All monuments exist as shown hereon. Bearings are in Degrees, Minutes and Seconds and are referenced to an assumed datum. Distances are in feet and decimals thereof.

All structural or utility improvements, surface and subsurface, on and adjacent to the site are not necessarily shown.

This Survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.

No warranty is expressed or implied as to compliance with 765ILCS-205/1b of the Illinois Compiled Statutes, or local requirements.

Dated this 6th day of March 2019 C.E.

William E. Holt
Illinois Professional Land Surveyor
No. 35-2584
License Rens November 30, 2020 C.E.



S 1/2 NW 1/4 SECTION 24-28-1W

LOCATION PLAN



Surveyor's Notes:
1.) Engineered Plans for the proposed Sanitary Sewer and Curb & Gutter will be submitted to the City of Galena for review and approval prior to construction.
2.) The proposed Curb & Gutter & Sidewalk shall conform to cross sections and the line and grade of the Centerline Profile depicted on the Plan(s) used for the previous Gear Street improvements.

LEGEND

—	BOUNDARY OF SURVEY	●	IRON PIN FOUND
- - -	SECTION LINE	○	IRON PIN SET
- · - · -	RIGHT OF WAY LINE	⊠	RE.I.V. MONUMENT
- - - - -	CENTER LINE	+	CHISELED "X"
- · - · -	BUILDING SETBACK	⊕	TELEPHONE POLE
G	GAS MAIN	⊞	TELEPHONE PEDESTAL
W	WATER MAIN W/SIZE	□	POWER POLE
E	ELECTRIC LINE	⊞	ELEC. PAD W/TRANS.
T	TELEPHONE LINE	⊞	GAS METER/REGULATOR
WS	WATER SERVICE LINE	⊞	MANHOLE FOR ELECTRIC
UE	UNDERGROUND ELECTRIC	⊞	GUY WIRE
UT	UNDERGROUND TELEPHONE	⊞	ORNAMENTAL LIGHT
X-X-X-X	FENCE LINE	⊞	STREET LIGHT
- · - · -	CHAIN LINK FENCE	⊞	HYDRANT
- · - · -	STORM SEWER W/SIZE	⊞	MANHOLE
- · - · -	SANITATION SEWER W/SIZE	⊞	WATER VALVE
· · · · ·	BITUMINOUS SURFACE	⊞	GAS VALVE
▬▬▬▬▬	BUILDING LINES	⊞	DROP INLET
▬▬▬▬▬	CURB AND GUTTER	⊞	INLET
▬▬▬▬▬	DEPRESSED CURB	⊞	BILLBOARD
⊞	DECIDUOUS SHRUB	⊞	SIGN
⊞	CONIFEROUS SHRUB	S.W.	SIDEWALK
⊞	DECIDUOUS TREE	⊞	DEED DIMENSION
⊞	CONIFEROUS TREE	⊞	PLATTED DIMENSION
⊞	STUMP	A/M	AS MEASURED DIMENSION

NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
301 EAST LINCOLNWAY
MORRISON, ILLINOIS 61270
PHONE (815) 772-7179

SURVEYED BY J.M.V., A.J.H.	FIELD WORK COMPLETED 1-2-19	JOB NO. 2018051	DRAWN BY WEH
BOOK NO. 249-94	PLAT NO. 2018051PP	DRAWING NAME 2018051	DRAWING DATE 8 JAN 18
REVISION DATES 3-6-19	CHECKED BY	SCALE 1"=50'	

PROJECT
"GRANDVIEW SUBDIVISION"
TITLE
T&C WIENEN ENTERPRISES