

**MINUTES  
ZONING BOARD OF APPEALS  
MARCH 14, 2012**

**CALL TO ORDER:**

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, March 14, 2012 at City Hall, 312 ½ N. Main Street, Galena, IL.

**ROLL CALL AND DECLARATION OF QUORUM:**

As Roll Call was:

Rosenthal	Present
Baranski	Present
Bochniak	Present
Holman	Present
Nybo	Present
O'Keefe	Absent
Porter	Present

A quorum was declared.

Nate Kieffer, Zoning Administrator, Joe Nack, City Attorney, and Deb Price, Secretary, were also present.

**APPROVAL OF MINUTES:**

**MOTION:** Baranski moved, seconded by Porter to approve the February 8, 2012 minutes.

Motion carried on voice vote.

**OLD BUSINESS**

Cal. No. 12S-01, Applicant – Todd & Candy Walburg, 11421 Rte. 20 West, Galena, IL 61036. Owner – Richard & Virginia Kapsch, 760 North Walden Drive, Palatine, IL 60067. Request for a Special Use Permit for a three bedroom Bed and Breakfast Accommodation use on part of Lot 9 in the Lots Between Bench and Prospect Street, commonly known as 614 South Prospect Street, Galena.

Nybo asked, as he had at the February 8, 2012 meeting, to be recused from this item as he is a Bed and Breakfast owner.

Rosenthal agreed and Nybo left the table.

Kieffer directed the Board to his memo regarding off street parking requirements. On street parking can only supplement the off street parking. There must be one space allotted for the owners and an additional space for each guest room. All parking must either be on the property or on the property frontage. Taking another look at the property and its frontage it appears that only two guest rooms could be accommodated.

**MOTION:** Baranski moved, seconded by Bochniak to ratify the findings with the following conditions: one off street parking stall shall be constructed/provided by the applicant prior to opening and a maximum of two guest rooms shall be allowed based on one off-street parking stall being provided and two on-street stalls being available along the 50 foot lot frontage.

As Roll Call was:

Bochniak	Yes
Holman	No
Nybo	Recused
O'Keefe	Absent
Porter	Yes
Rosenthal	Yes
Baranski	Yes

Motion carried.

Nybo returned to the table.

**NEW BUSINESS**

None.

**COUNTY ZONING**

None.

**WORKSESSION**

None.

**MOTION:** Porter moved, seconded by Holman to adjourn the meeting.

Motion carried on voice vote.

Rosenthal adjourned the meeting at 7:05 PM.

Respectfully submitted by

Deb Price  
Zoning Board Secretary