

**MINUTES
ZONING BOARD OF APPEALS
DECEMBER 11, 2013**

CALL TO ORDER:

Acting Chairperson Baranski called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, December 11, 2013 at City Hall, 312 ½ N. Main Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

| | |
|-----------|---------|
| Baranski | Present |
| Bochniak | Present |
| Cook | Present |
| Holman | Present |
| Nybo | Absent |
| O'Keefe | Absent |
| Rosenthal | Absent |

A quorum was declared.

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

APPROVAL OF MINUTES

MOTION: Bochniak moved, seconded by Cook to approve the minutes from the October 9, 2013 meeting.

Motion carried on voice vote.

OLD BUSINESS

Cal. No. 11A-04, Applicant: City of Galena - 312 ½ North Main Street Galena, IL 61036. Request for Text Amendment to Section 154.015 and Section 154.406 (H) (6) to revise the Definition of Recreational Vehicles and the Storage Regulations for Recreational Vehicles. This was recommended for approval by the ZBA at the October 12, 2011 meeting, but never made the agenda at City Council. Zoning Administrator asks ZBA for consideration to reinstate the Text Amendment and place on the Council's agenda at the next available meeting.

Oldenburg said two years ago the Zoning Board approved this City initiated request. It needed City Council approval but for some reason it never made it to the Council. He wanted to check with the Board to see if it was still their intention to have this sent to the City Council.

After a brief discussion the Board agreed they would like this to go to the City Council.

NEW BUSINESS

Cal. No. 13S-05, Applicant: Eric Dregne, Prairie Ridge of Galena, LLC – PO Box 6425, Galena, IL 61036. Owner: Midwest Medical Center, 1 Medical Center Drive, Galena, IL 61036. Location: Lot Three (3) of Midwest Regional Medical Center Subdivision, being a part of the South Half of the SW Quarter of Section 2, T28N, R1W of the 4th P.M., Rawlins Township, County of Jo Daviess in the State of Illinois. Request for Special Use Permit to allow a new 60-unit, Senior Living Community, Large Group Residential Use in a General Commercial District.

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

MOTION: Cook moved, seconded by Bochniak to open the Public Hearing.

Motion carried on voice vote.

Marty Johnson, 28 Vista Ridge, Galena said he had been approached around three years ago by John Cooke regarding a full service senior living facility complex for Galena. A group of seven interested Galena persons formed an LLC. They then hired a marketing firm from Cedar Rapids, Iowa and a market study and feasibility study were done. Approximately 2500 surveys were sent out; 17% were returned. This was a great response. The concept continued and they considered six different sites eventually deciding on property at the Midwest Health center campus. Originally, when the PUD was sought, this area was identified as a living facility.

Johnson said the seven acre parcel would access off Norris Lane. This out lot wraps around a one acre lot where Terry Cole moved the farmhouse that was located where the hospital was built. A gas line that runs from Chicago to Minneapolis cuts across the property rendering about 120 feet unusable. The plan is to build a 3 story, 60 unit building with underground parking, surface parking and a loop drive. The architectural style would be to mimic the hospital design making the new building compatible, but not identical. The materials and silhouette would be complementary. The main floor would have all amenities as well as two wings with 10 housing units each. The second and third floors would each have 20 units as well as mechanicals. The driveway is about 900 feet away from the highway. They are looking at the possibility of a service drive connecting with the hospital driveway. They will have night sky lighting and their own detention pond. They will be looking to become LEED certified. They would like to have the project be as 'Galena' as possible. What this means is that whenever possible the Board, Committees, contractors, etc. will be Galena based. This would create a mini economic stimulus for Galena. They have had six focus groups of anywhere from eight to fifteen persons, many who would be users of such a facility, help with design and details. Currently they are raising equity for the project and looking for debt

lenders. They have met with State of Illinois economic development personnel and the County's development board. Last night the project was unanimously approved by the County Board to be included in the enterprise zone. It is estimated that this would be a \$15 million project. They are at a schematic level – nothing has been finalized, but they would hope to open in 2015.

Bochniak asked about traffic relating to Highway 20 and Norris Lane.

Johnson said this type of development was part of the initial hospital project in 2006 so that is what IDOT is referring to. Johnson said they would like to put together a coalition consisting of neighboring factions to try and work with IDOT to see how they can address the turning lane issue. There is some discussion with IDOT of Highway 20 becoming three lanes out to the intersection with Highway 84.

Holman asked if there would be a parking spot for every unit.

Johnson said the complex is geared to persons fifty five and older. They are not sure if everyone would have a vehicle. The goal is to have all residents park their cars underground. He said they really are trying to provide all services to the residents. Car service or shuttles would be provided.

No one else testified in favor of or in opposition to the request.

MOTION: Cook moved, seconded by Holman to close the Public Hearing on Cal. No. 13S-05.

Motion carried on voice vote.

MOTION: Bochniak moved, seconded by Holman to approve Cal. No. 13S-05 as requested.

Discussion: Bochniak said this has been talked about for a couple of years. It is in compliance with the Comprehensive Plan with development on the western edge of Galena. It is a complementary use to the hospital and would be a great asset to Galena.

Holman agreed.

Baranski also agreed. In looking at the approval criteria all would apply except that 5a is not applicable and 5c would be addressed with the next public hearing. He feels it is a really good project.

Holman said he would like to see more shade trees as part of the landscaping. It seems there are lots of hard surfaces.

Baranski said there will be landscaping points that have to be met.

Johnson said that it is an open site. The landscaping is very important and it will be first class. There will be lots of clustering of trees – 1 ½" caliper or larger and both deciduous and non-deciduous. LEED certification has additional requirements for windbreaks and trees. He also

mentioned that the focus groups have shown interest in having individual garden plots and walking paths. These were not shown on the plans. They have also been thinking of having an area of natural prairie that would possibly wind around behind the hospital. They want this development to blend seamlessly with the current hospital landscaping.

Baranski said the traffic issue needed to be discussed.

Oldenburg said the Norris Lane access needs to be granted by Rawlins Township. The City is not responsible for granting that access. The motion could include this.

MOTION: Bochniak moved, seconded by Holman to amend the original motion to include that approval be conditional on the applicant receiving access approval from Rawlins Township.

Holman asked if the lighting would be downcast.

Johnson said it would be 70% cut off. The lights would be lower voltage and on shorter poles than those at the hospital.

Roll Call on the amendment was:

| | |
|-----------|--------|
| Bochniak | Yes |
| Cook | Yes |
| Holman | Yes |
| Nybo | Absent |
| O'Keefe | Absent |
| Baranski | Yes |
| Rosenthal | Absent |

Motion carried.

Baranski asked that roll be called on the original motion.

As Roll Call was:

| | |
|-----------|--------|
| Cook | Yes |
| Holman | Yes |
| Nybo | Absent |
| O'Keefe | Absent |
| Baranski | Yes |
| Bochniak | Yes |
| Rosenthal | Absent |

Motion carried.

Cal. No. 13HCO-02, Applicant: Eric Dregne, Prairie Ridge of Galena, LLC – PO Box 6425, Galena, IL 61036. Owner: Midwest Medical Center, 1 Medical Center Drive, Galena, IL 61036. Location: Lot Three (3) of Midwest Regional Medical Center Subdivision, being a part of the South Half of the SW Quarter of Section 2, T28N, R1W of the 4th P.M., Rawlins Township, County of Jo Daviess in the State of Illinois. Request for Non-Administrative Highway 20 Development Permit to construct a new 60-unit, Senior Living Community and associated site improvements.

MOTION: Cook moved, seconded by Bochniak to open the Public Hearing on Cal. No. 13HCO-02.

Motion carried on voice vote.

Johnson said in looking at the site plan there is a vehicle drop off in front of the building's amenities area with a club house feel inside. The architecture picks up the cues from the hospital using brick and stone. The clock tower has been replicated somewhat. Inside that area is near the elevator and a sitting area where you could sit and look out over the landscaping. The buildings will have pitched asphalt roofs with a layered look that will break up the expanse. The materials that would be used are brick, stone, aluminum clad windows and EIFS material. Deep roof overhangs with some bracketing similar to the hospital would help keep the harmonious look of both campuses.

No one else testified in favor of or in opposition to the request.

MOTION: Cook moved, seconded by Bochniak to close the Public Hearing on Cal. No. 13HCO-02.

Motion carried on voice vote.

MOTION: Bochniak moved, seconded by Cook to approve the request as written for Cal. No. 13CO-02.

Discussion: Bochniak said this request is similar to the first when looking at its merits. It's a great fit for the City, the Comprehensive Plan and will be a great asset for Galena.

Baranski agreed. The architecture is consistent with the guidelines in all aspects. The established sense of quality is a good thing for the City. The request meets all seven of the approval criteria.

As Roll Call was:

| | |
|-----------|--------|
| Holman | Yes |
| Nybo | Absent |
| O'Keefe | Absent |
| Baranski | Yes |
| Bochniak | Yes |
| Cook | Yes |
| Rosenthal | Absent |

Motion carried.

COUNTY ZONING

None

WORKSESSION/OTHER

None

PUBLIC COMMENTS

None

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

Motion carried on voice vote.

Baranski adjourned the meeting at 7:05 PM.

Respectfully submitted by

Deb Price
Zoning Board Secretary