

**MINUTES
ZONING BOARD OF APPEALS
MARCH 12, 2014**

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, March 12, 2014 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	Absent (Arrived during Concept Plan)
Holman	Present
Nybo	Present
O'Keefe	Present
Rosenthal	Present

A quorum was declared.

Zoning Administrator Matt Oldenburg and City Attorney Joe Nack were also present.

APPROVAL OF MINUTES

As the minutes were not complete Rosenthal postponed approval of the February 12, 2014 minutes until the April 9, 2014 meeting.

OLD BUSINESS

Cal. No. 14S-01, Applicant and Owner: City of Galena, 312 ½ North Main Street, Galena, IL 61036. Location: Parcel: 13-001-075-10, Galena Fire Department Subdivision, comprised of parts of Lots 6 and 7 of the Galena Industrial Park, and part of the North half of the Southeast Quarter of Section 11, T28N, R1W of the 4th P.M., County of Jo Daviess in the State of Illinois. Common address is 11525 Technical Drive, Galena, IL 61036. Request for Special Use Permit to use discouraged wall materials, i.e. steel siding, for buildings within 1200 ft. of the Highway Corridor Overlay District.

MOTION: Nybo moved, seconded by Baranski to approve the SUP request for Cal. No. 14S-01.

As Roll Call was:

Bochniak	Yes
Cook	Absent
Holman	Abstain
Nybo	Yes
O'Keefe	Abstain
Baranski	Yes
Rosenthal	Abstain

Motion failed.

Three members of the Board could not vote as they were not in attendance at the February meeting and had not listened to the recorded transcript of the meeting.

O'Keefe asked if a recess could be taken so those members could listen to the recording and then take another vote.

Nack said a recess could be taken so those board members could listen to the recording. After that a Board member could request another vote on the agenda item.

MOTION: O'Keefe moved seconded by Baranski to recess so the three board members could listen to the recording.

Motion carried on voice vote.

Nack said the Board could hear the Concept Plan and then take the recess.

MOTION: O'Keefe moved, seconded by Holman to amend the motion. The motion now is the Board will hear the Concept Plan presentation out of order and then consider recessing so the meeting transcript could be heard by that not in attendance at the February meeting.

Motion carried on voice vote.

Concept Plan Review – Carole Sullivan & Jan Lavacek, review of a proposed Galena Center for the Arts on the property at 219 Summit Street (former Medical Associates Clinic) to allow for Indoor Commercial Entertainment, Indoor Sales and Service and possible Artisan Studio uses. Proposed concept includes a 250 seat performing arts theatre addition, as well as preserved green space on the grounds surrounding the principal structure.

Baranski asked to be recused from this item as he is involved with the project.

Rosenthal agreed and Baranski left the table.

Carole Sullivan, 7211 Buckhill Road, Galena presented the plan. She is a member of the Galena Center for the Arts facility study committee. The original idea started with the Galena 20/20 Vision Study. They were charged with developing a center for the arts that would have

performance space as well as gallery and educational facilities. The committee added that they should be financially sustainable and as such they have Illinois Not for Profit status and have applied for a 501C3. The vision is to elevate and celebrate regional arts and artists by offering high quality art in an atmosphere and presentation found in leading institutes and theatres. They want this to be a first class facility. They would like to reinforce the artistic and historical nature of Galena and increase its view as an arts destination. This would benefit the community and the large number of talented Galena artists. They feel the former Medical Associates clinic on Summit Street which has been vacant for the past five years could be a viable location for this facility. By repurposing the building, adding a new performance facility and preserving the surrounding acreage as an inner city green space this could be a tremendous benefit to the community. The location already includes a large enough footprint and has available parking. The main floor would contain the gallery as well as working studios. They would like to have two small bedroom units with a kitchen so the Center could house visiting artists who are in the area for a few days. The lower level would be transformed into a small theatre space for 60-70 people. This could be used for movies, presentations, meetings or a variety of other activities. There would be a concession area and a small classroom. The true performance area would be the newly constructed 250 seat theater addition that would be located where the former helipad was. This would allow regular quality performances by visiting troupes as well as a resident professional company. The support facilities for this theatre would be in the older portion of the building. Outdoors they would like to have a sculpture garden as well as places to sit surrounded by an inner city prairie. This would be good for Galena – art is good for business, education and the community. In general the neighborhood thinks it is a good idea. This is not just for tourists but really for everyone.

Jim Baranski presented architectural renderings of the proposed plan. The current building is approximately 1,300 square feet. The former exam rooms would be converted to studio space. Parking is adequate and access is good. It is a stout, solid building in good shape with good mechanicals. The 22,000 square feet theatre space would be added to the south. There is a height limitation in this district – 36 feet, so the tallest portion of the new building will be set off the street as far as possible. Much of this addition would be concealed behind the horizontal addition to the existing building. It will not look like a hulking mass rising above the other buildings. Occasionally deliveries will be needed and these will go to the lower level. They have been discussing the possibility of sharing parking areas with the hospital, but there is plenty of acreage for parking expansion.

Bochniak asked what the parking requirements are.

Oldenburg said 84 spaces.

Baranski said the theatre would have intermittent use but it does require one parking space for every three theatre seats – so about 80 spaces. The shared parking space with the hospital would accommodate the gallery in the evening when the nursing facility has little parking demand.

Rosenthal asked if there would be plans for water run-off.

Baranski said there is land for this.

Rosenthal said this is not a heavy residential area.

Baranski said this is a relatively low impact use especially compared to the higher volume use that is only a few blocks away at the schools.

O'Keefe said he thought the group should have a public hearing before they spent a lot of money on the project.

Rosenthal asked Oldenburg what the process was.

Oldenburg said they would need to rezone from low density residential to neighborhood commercial to reflect the transition area. They would then apply for a SUP to allow indoor commercial entertainment for the theatre with consideration for the parking. They would also need a SUP to allow for the building size due to the intensity standards.

Baranski said they are not looking to build the theatre right now, but they want to know that they can before they start the process and the fund raising campaign.

Rosenthal thought it was a neat concept and it would be good to see something done with the building.

Sullivan said they had talked about having a neighborhood meeting before the Public Hearing process to get input.

O'Keefe agreed.

The Board generally agreed that this was a good idea and encouraged the applicant to hold a neighborhood meeting before proceeding with formal application to the City and subsequent Public Hearing.

Baranski returned to the table.

MOTION: Baranski moved, seconded by Bochniak to reconsider the vote on Cal. No. 14S-01.

Motion carried on voice vote.

MOTION: Nybo moved, seconded by Baranski to approve the SUP request for Cal. No. 14S-01.

As Roll Call was:

Bochniak	Yes
Cook	Yes
Holman	Abstain
Nybo	Yes
O'Keefe	Abstain
Baranski	Yes
Rosenthal	Abstain

Motion carried.

NEW BUSINESS

None

COUNTY ZONING

None

WORKSESSION/OTHER

None

PUBLIC COMMENTS

None

MOTION: Baranski moved, seconded by Bochniak to adjourn the meeting at 7:20pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price
Zoning Board Secretary