

**MINUTES
ZONING BOARD OF APPEALS
OCTOBER 11, 2017**

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:40 PM on Wednesday, October 11, 2017 at City Hall, 101 Green Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

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

Motion carried on voice vote.

UNFINISHED BUSINESS

Cal. No. 17A-03 & 17V-04, Applicant and Owner: Xochi LLC, 2616 Lobo Lane, Dubuque, IA 52001. Location: Parcel: 22-100-491-00, Lot 68, S 22' of Lot 67 & S ½ of Lot 76, Lots between Commerce and Water Streets, Galena, Jo Daviess County, Illinois. Common Address is 216 South Commerce Street, Galena, IL 61036. Request for Rezoning from Planned Commercial to Downtown Commercial and Variance to allow covered porch roof in front setback area and building expansion in rear.

MOTION: Bochniak moved, seconded by Cook to approve the Findings of Fact as written for Cal. No. 17V-04.

As Roll Call was:

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

Motion carried.

Cal. No. 17S-34, Applicants and Owners: Christine Marshall and Cynthia Purnell, 419 Franklin Street, Galena, IL 61036. Location: Parcel: 22-100-344-00, Lot 57 of Franklin Street, Galena, Jo Daviess County, Illinois. Common Address is 419 Franklin Street. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District.

MOTION: Jansen moved, seconded by Bochniak to approve the Findings of Fact as written for Cal. No. 17S-34.

As Roll Call was:

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

Motion carried.

Cal. No. 17S-35, Applicant: Joann Jones, 307 South Main Street, Galena, IL 61036 and Owner: James & Beverly Jones, 307 South Main Street, Galena, IL 61036. Location: Parcel: 22-100-032-00, S ½ of Lot 26, Original Lots between Main and Bench Streets, Galena, Jo Daviess County, Illinois. Common Address is 307 South Main Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District.

MOTION: Bochniak moved, seconded by Cook to approve the Finding of Facts for Cal. No. 17S-35 based on the Conclusions of Cal. No. 17S-35 and the Determination of Cal. No. 17S-34.

As Roll Call was:

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

Motion carried.

Cal. No. 17S-36, Applicant and Owner: Raymond Pace, LLC, 213-217 South Main Street, Galena, IL 61036. Location: Parcels: 22-100-042-00 and 22-100-045-00, N 23' of Lot 31 and S 30' of Lot 32, Original Lots between Main and Bench Streets, Galena, Jo Daviess County, Illinois. Common Address is 213-217 South 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 Jansen to approve the Finding of Fact for a Special Use Permit for Cal. No. 17S-36 based on the Conclusions of Cal. No. 17S-35- and Determinations of Cal. No. 17S-34 and Cal. No. 17S-35.

As Roll Call was:

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

Motion carried.

Cal. No. 17V-05, Applicant and Owner: Donald & Kathryn Gereau, 219 South High Street, Galena, IL 61036. Location: Parcel: 22-100-615-00, E ½ of Lot 10, Block 6, Original Lots of Galena, Galena, Jo Daviess County, Illinois. Common Address is 219 South High Street. Request for Variance to allow construction of a garage.

MOTION: Baranski moved, seconded by Cook to approve the Finding of Fact to allow the variance as requested for Cal. No. 17V-05.

As Roll Call was:

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

Motion carried.

NEW BUSINESS

None.

COUNTY ZONING

None

WORKSESSION/OTHER

None

PUBLIC COMMENTS

None

MOTION: Bochniak moved, seconded by Cook to adjourn the meeting at 6:55 pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price
Zoning Board Secretary