

**MINUTES
ZONING BOARD OF APPEALS
MARCH 14, 2018**

CALL TO ORDER:

Acting Chairperson Nybo called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, March 14, 2018 at City Hall, 101 Green Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

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

A quorum was declared.

City Attorney Joe Nack and Secretary Deb Price were also present.

MOTION: Bochniak moved, seconded by Cook to allow Zoning Board member John Rosenthal to attend the meeting electronically.

Nybo called for a vote.

As Roll Call was:

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

Motion carried.

Rosenthal was now in attendance via cell phone.

APPROVAL OF MINUTES

MOTION: Cook motioned, seconded by Baranski to approve the February 14, 2018 minutes.

Motion carried on voice vote.

UNFINISHED BUSINESS

Cal. No. 18S-03, Applicant: Ann Williams, 417 Franklin Street, Galena, IL 61036 and Owner: Matthew Ware, 1553 Lewis Road, Edwardsville, IL 62025. Location: Parcel: 06-500-145-00, Lot 12, excepting 50 square feet in Block 23, Original Town East of the Galena River, Galena, Jo Daviess County, Illinois. Common Address is 1002 Park Avenue, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Neighborhood Commercial District.

Nack noted that Rosenthal notified Zoning Administrator Matt Oldenburg of his intent to attend the Wednesday March 14 meeting via electronic device. Rosenthal is out of town due to a job commitment and is unable to attend in person. Nack asked if Rosenthal had reviewed the minutes and was familiar with the agenda item. Rosenthal confirmed this.

Acting Chairperson Nybo reminded the Board that when they heard this agenda item in February he had recused himself. Should he do the same for the ratification.

Nack said that was entirely up to Nybo. Someone would need to step up and continue as acting chairperson if he recused himself.

Nybo said he also wanted to go on record concerning the vote for Cal No. 18A-01 at the February 14 meeting. The vote for recommendation was 3 yes, 1 no and 1 abstain (himself.) He asked that the record show that he was changing his vote to 'No'. He understands that this has no affect on the map amendment approval for Cal. No. 18A-01.

Nack said that Nybo can ask that the record show his request but in order to change the vote he would have to ask that the agenda item be brought back to the Zoning Board and be voted on. You cannot change your vote on an item at a later date.

Nybo said he definatley wanted to make a recommendation that his abstention vote goes to a no vote.

Board member Jim Baranski took over as acting chairperson.

Baranski read the conclusion and determination

Nack asked that the record show that Board member Jim Holman was now in attendance. He noted that Holman had been absent for the February 14 meeting. He asked Holman if he had reviewed the minutes and was familiar with the specifics of agenda item Cal. No 18S-03.

Holman said he was.

Nack said Holman was able to participate in the discussion and vote of the agenda item.

MOTION: Jansen moved, seconded by Bochniak to approve the Findings of Fact for Cal. No. 18S-03.

As Roll Call was:

Cook	No
Holman	Yes
Jansen	Yes
Nybo	Recused
Baranski	Yes
Bochniak	Yes
Rosenthal	Yes

Motion carried.

Nybo returned to the meeting but Baranski continued as acting chairperson.

Rosenthal ended his electronic participation.

NEW BUSINESS

None

OTHER BUSINESS

None

PUBLIC COMMENTS

None

MOTION: Bochniak moved, seconded by Jansen to adjourn the meeting at 6:50 pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price
Zoning Board Secretary