

**MINUTES  
ZONING BOARD OF APPEALS  
MAY 8, 2019**

**CALL TO ORDER:**

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, May 8, 2019 at City Hall, 101 Green Street, Galena, IL.

**ROLL CALL AND DECLARATION OF QUORUM:**

As Roll Call was:

Baranski	Present
Bochniak	Present
Calvert	Present
Cook	Present
Jansen	Present
Nybo	Present
Rosenthal	Present

A quorum was declared.

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

**APPROVAL OF MINUTES**

**MOTION:** Cook moved, seconded by Jansen to approve the April 10, 2019 minutes.

Motion carried.

**UNFINISHED BUSINESS**

Cal. No. 19S-05, Applicants: Michael & Kathleen Hart, 4532 N Flansburg, Lena, IL 61048 and Owner: Mary Jane Vincent Family Trust, 122 North Main Street, Galena, IL 61036. Location: Parcel: 22-100-092-00, Lot 51 & N 5 ft. of Lot 50, West Side, Lots Between Main & Bench Street, Galena, Jo Daviess County, Illinois. Common Address is 122 & 124 North Main Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Downtown Commercial District.

**MOTION:** Jansen moved, seconded by Baranski to approve the Finding of Fact for Cal. No. 19S-05.

As Roll Call was:

Bochniak	Yes
Calvert	Yes
Cook	Yes
Jansen	Yes
Nybo	Abstain
Baranski	Yes
Rosenthal	Yes

Motion carried.

### **NEW BUSINESS**

19HCO-03, Arrow Energy Solutions – Request for Highway 20 Development Permit to allow a 2,200 SF PV Roof Array at 11084 US Hwy 20 W (New ARC Building).

**MOTION:** Baranski moved, seconded by Bochniak to approve Cal. No. 19HCO-03 as written.

Discussion: Baranski said he was very pleased that ARC was installing solar. It really is a good thing.

Jansen agreed.

Baranski said the only reason the zoning board is seeing this is because the array is slightly over 2000 square feet which Oldenburg could have approved. It's not a historic building and it is not in the historic district.

Baranski reviewed the approval criteria:

#### **Approval Criteria & Decision:**

**Highway 20 Development Permit** - The application shall demonstrate that the proposed development will comply with the following:

- (1) All applicable site plan review criteria in § [154.914](#);
- (2) The overall context of the corridor and the goals for new development as described in Chapter [III](#) of the Design Manual;
- (3) The corridor development concepts described in Chapter [IV](#) of the Design Manual;
- (4) The proposed character of the applicable design districts as described in Chapter [V](#) of the Design Manual;
- (5) The proposed pattern of development for the Highway 20 Corridor as described in Chapter [VI](#) of the Design Manual;
- (6) The standards for building orientation, design and materials as described in Chapter [VII](#) of the Design Manual; and
- (7) The standards for site features and elements as described in Chapter [VII](#) of the Design Manual.

**The Zoning Board of Appeals can approve, conditionally approve, or deny all applications for a Highway 20 development permit.**

The application meets all the approval criteria.

As Roll Call was:

Calvert	Yes
Cook	Yes
Jansen	Yes
Nybo	Yes
Baranski	Yes
Bochniak	Yes
Rosenthal	Yes

Motion carried.

#### **OTHER BUSINESS**

None

#### **PUBLIC COMMENTS**

None

**MOTION:** Bochniak moved, seconded by Cook to adjourn the meeting at 6:40 pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price  
Zoning Board Secretary