

**MINUTES  
ZONING BOARD OF APPEALS  
DECEMBER 9, 2020**

**ZOOM TELECONFERENCE MEETING (ID: 896 0473 2337)**

<https://us02web.zoom.us/j/89604732337>

**CALL TO ORDER:**

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, December 9, 2020 at City Hall, 101 Green Street, Galena, IL.

**ROLL CALL AND DECLARATION OF QUORUM:**

As Roll Call was:

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

A quorum was declared.

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

**APPROVAL OF MINUTES**

**MOTION:** Cook moved, seconded by Bochniak to approve the September 9, 2020 minutes.

Motion carried on voice vote.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

Cal. No. 20PD-01, Applicants: Economic Growth Corporation, 100 19<sup>th</sup> Street, Suite 109, Rock Island, IL 61201; The Galena Foundation, P.O. Box 1, Galena, IL 61036; and Owner: Ursula Valente, Elk & High Street Development Corp, 511 County Road Z, Apt 307 Hazel Green, WI 53811. Location: Parcels: 22-100-323-03, Part of Lots 30, 31, 32 & 33, Former St. Mary's School; 22-100-297-00, Part of Lots 15, 16, 17, 18 & 29, Lots Between Franklin & Elk Streets; and 22-100-555-00, Part of Lot 10, Block 2, Original Lots of Galena, Galena, Jo Daviess County, Illinois. Common Address is 401 Elk Street, Galena, IL 61036. Request for Preliminary Plan approval and

Rezoning for a Planned Unit Development with an underlying district of High Density Residential to allow multiple-family residential development.

**MOTION:** Jansen moved, seconded by Cook to open the Public Hearing on Cal. No. 20PD-01.

Motion carried on voice vote.

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

Rosenthal granted his request.

City Attorney Nack swore all those in who wished to testify at this public hearing.

Jon Davidshofer, Economic Growth Corporation, 100 19th Street, Rock Island, said it is his understanding that they do not have all of the Zoning Board Members present at this meeting. With that being said, in order to obtain fair feedback and to provide all of the necessary information to the Zoning Board, they would like to respectfully request a continuance of the information of what is being presented tonight.

Rosenthal asked Nack about procedure. Nack said to close the public hearing, then act on the requested continuance. If the continuance is not granted, then reopen the public hearing and proceed as normal.

Rosenthal asked for a motion to close the public hearing.

**MOTION:** Bochniak moved, seconded by Jansen to close the Public Hearing for 20PD-01.

Motion carried on voice vote.

Rosenthal asked for a motion for a continuance as requested by the applicant.

**MOTION:** Bochniak moved, seconded by Jansen to grant a continuance to the following month.

As Roll Call was:

Cook	Yes
Jansen	Yes
Nybo	Yes
Barnaski	Recused
Bochniak	Yes
Calvert	Absent
Rosenthal	Yes

Motion carried.

**OTHER BUSINESS**

None

**PUBLIC COMMENTS**

None

**MOTION:** Bochniak moved, seconded by Cook to adjourn the meeting at 6:38 pm.

Motion carried on voice vote.

Respectfully submitted by

Matthew Oldenburg  
Zoning Administrator