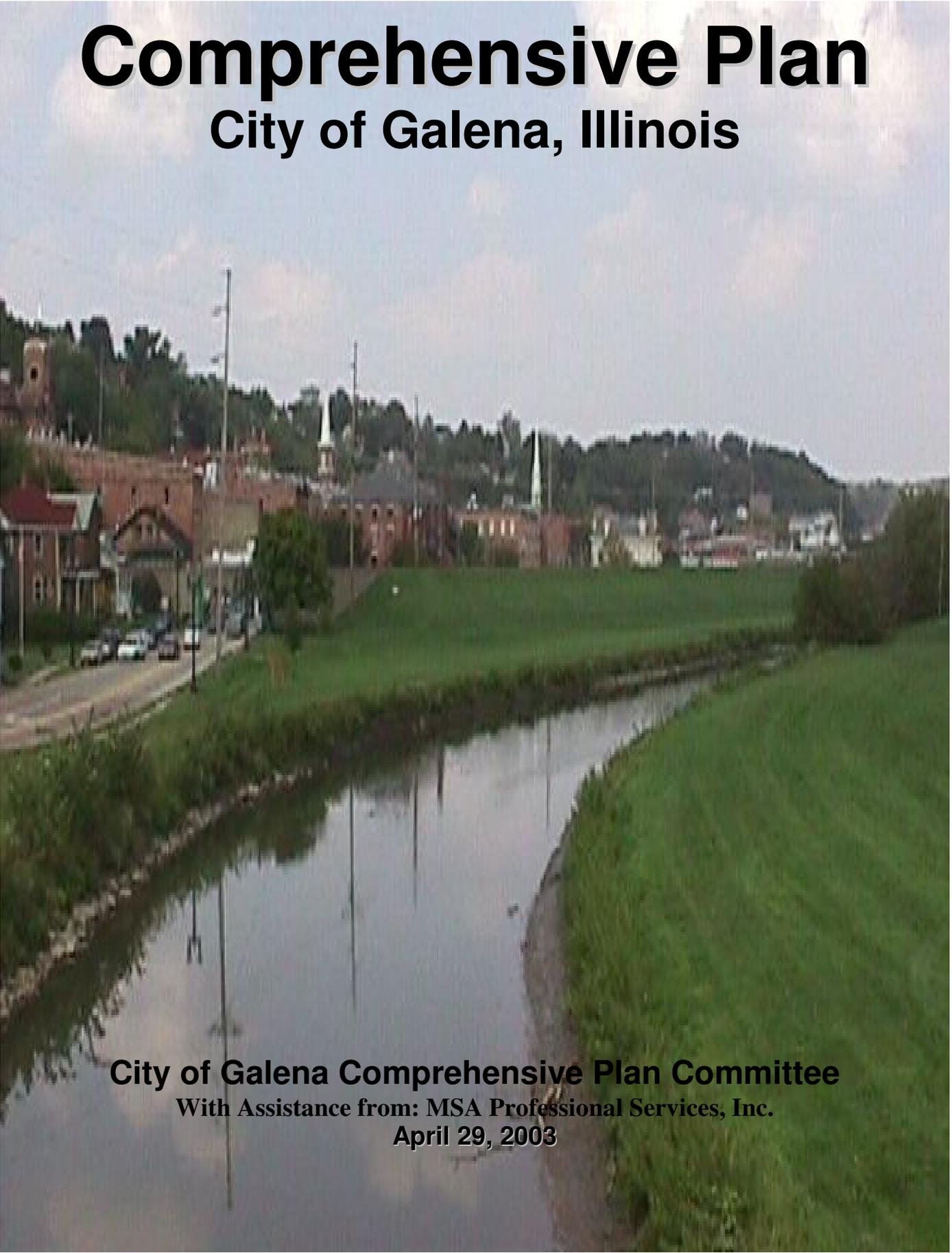


Comprehensive Plan

City of Galena, Illinois



City of Galena Comprehensive Plan Committee
With Assistance from: MSA Professional Services, Inc.
April 29, 2003

City of Galena, Illinois Comprehensive Plan

**City of Galena Comprehensive Plan Committee
MSA Professional Services, Inc.**

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THE MAYOR'S INTRODUCTION TO THE COMPREHENSIVE PLAN

Dear Reader:

The City of Galena, founded in 1826, situated in the rugged hills of northwestern Illinois, home to nine Civil War generals, including the most prominent Civil War general, Ulysses S. Grant, 18th president of the United States, is recognized by a growing number of political leaders, travel writers, and tourists as a national treasure.

Galena's charm and physical beauty are serendipitous Galena lies in the unglaciated area of Illinois that escaped being flattened by mountains of ice thousands of years ago; hence, the city was built more on a vertical plane than on a horizontal one, so that when a Galenean speaks of going "downtown," the meaning is to be taken literally, for the hillsides are filled with hundreds of homes high above the commercial district that lies along the west side of the Galena River. Early settlers were drawn to the area by the rich deposits of lead ore buried in the hillsides. Transportation by boat down the Galena River to the Mississippi River, three miles to the south, and thence to St. Louis and the Ohio River made extracting the lead ore commercially viable. Within three decades of Galena's founding, the population had grown to 9,000 and to over 14,000 by the 1860's. The wealth that was created in those early years permitted the building of substantial homes high above the river, which today are exquisite examples of well preserved, 19th century, Italianate, Victorian, and Federal architectural styles. These enduring structures can be viewed from an infinite number of perspectives as one walks the hills of Galena or climbs the many steps leading up from the downtown. From the tops of these steps, one can look down to the tops of rising church spires. Fire consumed many of the early wooden structures in the downtown, which were replaced by brick buildings which today stand as testaments to the craftsmanship of Galena tradesmen. In the post Civil War period, the Galena River silted in, the railroad came, her role as a thriving port city was lost, the demand for lead decreased, and Galena went into a century of economic decline shrinking to 5,000 people by the 1950's and to under 3500 today.

Ironically, Galena's economic troubles prevented the city from modernizing. She kept her narrow streets, her 19th century commercial district, her wonderful, old homes including a home given by grateful citizens to General Grant after the war, and today Galena is the second most popular tourist destination in Illinois attracting well over a million visitors each year. People come to Galena to enjoy the natural and man-made beauty, to learn about the significant role Galena and her citizens played in the development of this country and to enjoy 21st century shopping and dining experiences in an authentic, 19th century environment. Galena has once again become a vital and vibrant commercial center.

Galena's status as a national treasure of American history and 19th century architecture is coupled with its status as a small, safe, Midwestern American town with all the values

inherent in that status. This unique position provides great promise, significant responsibility, and many challenges.

The promise inherent in Galena's status is the potential for the community to provide a quality of life for its residents that most towns of its size cannot afford. This promise is made possible by the existence of a pool of talented entrepreneurs that has been drawn to Galena by the opportunities 1.3 million annual visitors bring to the community, the significant sales taxes revenues that accrue to local government by the trade generated by a dynamic tourism industry, and by Galena' s ability to attract the attention of political leaders in the state' s capital in Springfield and in the nation' s capital in Washington, D.C. In addition, an increasing number of men and women are moving to Galena to retire bringing with them significant wealth and life experiences that enrich the community financially and socially.

The responsibility that rests on the citizens of Galena is to preserve its heritage for future generations. That this heritage was preserved for us is, in large part, the result of a happy accident of history. Galena residents simply lacked the wherewithal to change their town for over a century. Now, change is possible and inevitable, and our responsibility is to manage that change in ways that preserve our architectural and historical heritage and the quality of small town life that so many find so appealing.

Among the many challenges we face is the continuing exodus of our young people who seek opportunities not available here. Our tourism industry, while it provides great benefit to the community, does not offer jobs that provide the level of pay and benefits that talented young people seek. Consequently, there are fewer young families living in Galena, and school enrollment is in decline. This threatens the health of our educational system, which is central to the vitality of small town life. Galena is a wonderful town in which to rear families, but that status is at risk.

Also at risk is our ability to continue to provide high quality, volunteer fire protection and medical emergency services. Young people traditionally volunteer for these services, and young people are not remaining in Galena in sufficient numbers to assure that the status quo can be maintained over the long term.

Additionally, much of Galena' s physical infrastructure is very old and in great need of repair and replacement. While Galena is addressing this problem by improving its commercial district' s streets and water, sewer, and wastewater systems, and by building a new \$14.7 million wastewater treatment plant and by renovating its Recreation Park, much more needs to be done if we are provide the quality of life that will hold young people here and that will attract young families from outside Galena to move here.

In order to attract and hold young adults, Galena must diversity its economy to provide good jobs with good pay and benefits. It must provide excellent educational, recreational, and cultural experiences for its residents. To do so, it must manage its physical and financial resources in ways that ensure long term, responsible growth for the city as it strives to preserve its small town values and historical heritage.

In order to fulfill the promise of its unique status, to carry out its responsibilities to future generations, and to meet the many challenges it faces, Galena must think and plan comprehensively. To meet that critical need, the following plan has been developed.

Sincerely,

Richard D. Auman
Mayor

COMPREHENSIVE PLANNING

While the City of Galena is a unique community, it has one point in common with all other municipalities: change. Over the last 50 years, The City has witnessed the rebirth of its downtown, the revitalization of its economy, and the beginnings of renewed residential growth. The City, while small in size (pop. 3,460), has the issues and opportunities of a much larger community.

Approximately 40% of the City lies within one of the nation's largest National Historic Districts. The historical nature of the community is a key asset that the City of Galena has at its disposal. That, coupled with the natural beauty of the region, plays a large role in defining the City, and the region. These resources also help to create an excellent sense of community within the City. The City has approximately 60 different volunteer organizations that focus on everything from gardening to historic preservation. The history and beauty of the City and the region attract over 1 million visitors a year to the City. This has helped develop a very healthy tourist economy.

The residents of the City of Galena feel very strongly about the historical aspects of their community, as well as the natural beauty that Galena and Jo Daviess County have to offer. Some of the primary historical and natural resources include the home of President Ulysses S. Grant, Horseshoe Mound, the U.S. Customs House and Post Office, the Illinois Central R.R. Passenger Depot, the Galena River, Turner Hall, and one of only two remaining working Blacksmith shops in the State of Illinois. Preservation of these resources and other similar assets in the surrounding region is one of the primary concerns of the citizens of the City of Galena.

All of these assets have helped the City to become a thriving place for residents, visitors, businesses, and others. They have also led to the development of concerns that need to be addressed. The City has a desire to maintain a "small town" image. However, this small town faces the pressures that come with the large number of tourists to the area. The level of tourism has also led to problems with traffic, access, and parking.

Increased development pressure is also facing the City. This pressure is a concern due to the potential threat to the region's natural beauty. This year alone, the City has seen plans or approvals for nearly 100 new residential and commercial lots. Many of these newly developed and developing lots are for residential purposes. The City is experiencing an influx of retirement age residents. This "graying" of the population is coupled with a slow loss of younger residents to outside areas. These younger residents represent the workforce needed for tomorrow's jobs.

To address these issues and concerns requires long term planning. While specific situations may change over time, the City's long term goals should remain the same. They include diversifying the economy, preserving the region's natural resource base, protecting and maintaining the historical structures and character within the community, and improving access and transportation in and around the City. The citizens also want to expand recreational opportunities in the City, and in surrounding areas. Within the

region, Galena wishes to develop strong relationships with its neighbors, including the Towns of East Galena, West Galena, Rawlins, and Jo Daviess County. While these neighbors are immediately adjacent or overlying the City, Galena also wishes to further strengthen its relationship with the State of Illinois.

A comprehensive plan allows a community to develop a vision for the future. Once this vision is developed, the plan outlines courses of action to help a community shape and mold itself. In this case, the Comprehensive Plan of the City of Galena follows the framework of a Smart Growth plan. Smart Growth planning allows a community to address specific subjects, or “elements” in turn, while acknowledging the inter-connections between these elements. For the purposes of this plan, these elements consist of; a **Community Profile, Economic Development, Housing, Transportation, Public and Community Facilities and Utilities, Recreational, Historical, and Cultural Resources, Natural Resources, Land Use, Intergovernmental Cooperation, and Implementation.**

Once these elements have been researched, defined, and developed, a series of **Goals, Objectives, and Action statements** are developed to address issues and opportunities that have been identified within each element. These **Goals, Objectives, and Action statements** frequently overlap. Within the **Goals, Objectives, and Action statements**, a series of Plan Maps are included as well. These plan maps address everything from future land use patterns, transportation improvements to parks and open spaces.

The City of Galena’s comprehensive planning efforts have been ongoing for over a decade. The City of Galena completed a comprehensive plan that was formally adopted by the City on May 13, 1991. In 1999, the City began the process of updating the 1991 comprehensive plan. This work was started, however it was not completed. In 2002, the City of Galena made the decision to formally update the comprehensive plan and contracted with MSA Professional Services, Inc. to aid in this undertaking. The following plan is the result of these efforts.

CITY OF GALENA VISION AND MISSION STATEMENT

In 2001, The City Council of Galena drafted a mission statement and vision statement. These statements guided the creation of this plan and provided the overarching principles for the direction of the plan. The Mission Statement and Vision Statement(s) are as follows:

City of Galena Mission Statement:

“In order to maintain and enhance the quality of life and unique character of our community the City of Galena provides quality municipal services that protect and promote the public health, safety and general welfare. These services are provided with a commitment to excellence, efficiency, and equity.”

To achieve our mission, the City of Galena embraces the following vision statement:

VISION STATEMENT

Vision Topic	Vision Statement
Values / Beliefs <ul style="list-style-type: none"> ♣ Volunteerism ♣ Hard Work ♣ Diversity 	The City of Galena will strive to become a more cohesive community by embracing and promoting the values of hard work, volunteerism, neighborliness and civic involvement. The City will be a leader in welcoming and unifying persons of all ethnic backgrounds, ages and beliefs.
Local Economy <ul style="list-style-type: none"> ♣ Tourism ♣ Other Businesses ♣ Jobs 	The City of Galena will strive to diversify its local economy and improve the business environment for tourism by retaining existing businesses, actively attracting clean new businesses with good paying jobs, promoting its quality experience and heritage, including the Galena and Mississippi Rivers, and collaborating with Dubuque and other area destinations.
Growth <ul style="list-style-type: none"> ♣ Land Use ♣ Planning 	The City of Galena will strive to preserve its small town image by managing physical growth with sound planning and zoning that emphasizes the preservation of the historic district, in-fill development and the efficient and attractive development of new land. The city will be proactive in annexing land to achieve its vision.
Physical Environment <ul style="list-style-type: none"> ♣ Natural Resources ♣ Historic Preservation 	The City of Galena will strive to be a beautiful place to live and visit by adhering to a high standard of cleanliness, maintaining high quality air, water and soil, protecting our historical and architectural character and protecting and enhancing our natural resources.
Social Issues <ul style="list-style-type: none"> ♣ Housing ♣ Education ♣ Public Safety ♣ Transportation ♣ Recreation 	The City of Galena will strive to create an excellent quality of life for persons of all ages and income levels by maintaining public safety, facilitating the creation of adequate housing, providing quality recreation facilities and collaborating with the schools to enhance educational opportunities.
Government <ul style="list-style-type: none"> ♣ Local Services ♣ Intergovernmental Cooperation ♣ Employee Relations 	The City of Galena will strive to be a leader in the community and in the county by employing dedicated professional staff, being responsive to citizens needs, providing high quality public services and facilities, maintaining a strong fiscal position and by seeking opportunities for cooperation with other government bodies.

COMMUNITY PROFILE

1.0 Purpose

The following Community Profile of the City of Galena consists of background information, including demographic trends, characteristics, population, household, and labor force forecasts. It serves as an introduction to the City of Galena and a starting point for developing the City's Comprehensive Plan. In addition, the Community Profile, along with the Comprehensive Plan's other eight element profiles (which are provided in the next eight sections of the plan), are meant to act as sources of reference information and to be used for deriving many of the key findings and recommendations of the plan. The Community Profile is written in a manner that facilitates quick and easy reference for use during and after the planning process.

1.2 Location

The City of Galena is located approximately 4 miles due east of the Mississippi River on the Galena River. It is located at the intersection of State Highway 84 / U.S. Highway 20 and the Galena River. It is approximately 14 miles northwest of the Village of Elizabeth and 10 miles southeast of the City of Dubuque, IA. Chicago is approximately 180 highway miles east of Galena. The City of Platteville, WI is approximately 21 miles to the north of Galena. A base map of the City is provided in the map section, Map #1, and the plan area (a mile and a half boundary outside of the City limits) is Map #2.

1.3 Demographic Trends and Characteristics

Population Trends

The population of Galena has slowly declined over the past 20 years. While the overall number of young people in the City has decreased and the median age has increased, the City is beginning to see signs of a turn around in development trends. This turn around is reflected in the number of new development proposals that the City is reviewing.

- The City of Galena has been slowly experiencing a drain of its young people.
- The City of Galena has slowly lost population over the last 20 years, while the surrounding townships, with the exception of West Galena, are gaining. As Table 1-1 shows, Galena has been losing population since the 1980 census. From 1970 through 2000, the City of Galena lost 299 people, or 8.0% of its total population.
- Jo Daviess County has seen a rebound in its overall population, with much of this growth coming in the rural and township areas, as well as East Dubuque.

Table 1-1
Historical Population Counts and Growth Rates
City of Galena, East Galena Township, Village of Elizabeth, Jo Daviess County, and
Illinois
1970-2000

Year	City of Galena		Town of East Galena		Town of West Galena		Town of Rawlins		Jo Daviess County		Illinois	
	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change
1970	3,759	N/A	1,078	N/A	3451	N/A	215	N/A	21,776	N/A	11,113,976	N/A
1980	3,876	3.1%	1,070	-.7%	3505	1.6%	310	44.2%	23,520	8.0%	11,426,518	2.8%
1990	3,647	-5.9%	1,080	.9%	3296	-6.0%	349	12.6%	21,821	-7.2%	11,430,602	0.0%
2000	3,460	-5.1%	1,192	10.4%	3364	2.1%	360	3.2%	22,289	2.1%	12,419,293	8.6%
1970-2000 Change	-299	-8.0%	114	10.6%	-87	-2.5%	145	67.4%	5.1%	2.4%	13,05,317	11.7%

Source: U.S. Census Bureau (1970-2000).

Age Group Distribution Comparison

The population of the City of Galena is getting older. While the current residents appear to be staying, the City is having a difficult time attracting new, and specifically, younger residents. Tables 1-2a and 1-2b and Charts 1-1a and 1-1b all illustrate the aging of the general population from 1990 to 2000.

- In 1990, a large percentage of the population (18.7%) was between the ages of 20 and 34. In 2000, this portion of the population was down to 17.0%.
- The reason for the shift in the percentage of young people in the population of the City of Galena was due the loss of younger residents as well as the natural aging process. Tables 1-2a and 1-2b demonstrate this trend over time.
- The City of Galena has seen a shift in its population, as larger groups of the population move to older age groups over time.
- This shift in population follows trends in the Town of East Galena, the Town of Rawlins, Jo Daviess County, and Illinois. The Town of West Galena was the only community to not follow this trend.

Table 1-2a
Age Group Distribution of Population
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
2000

Age Groups	City of Galena		Town of East Galena		Town of West Galena		Town of Rawlins		Jo Daviess County		Illinois	
	#	%	#	%	#	%	#	%	#	%	#	%
0-9	333	9.6%	155	13.0%	344	10.2%	48	13.3%	2,655	11.9%	1,806,407	14.5%
10 to 19	394	11.4%	146	12.2%	402	12.0%	56	15.6%	3,017	13.5%	1,799,099	14.5%
20-34	587	17.0%	147	12.3%	587	17.4%	53	14.7%	3,357	15.1%	2,662,517	21.4%
35-44	462	13.4%	190	15.9%	467	13.9%	66	18.3%	3,283	14.7%	1,983,870	16.0%
45-54	516	14.9%	222	18.6%	505	15.0%	57	15.8%	3,277	14.7%	1,626,742	13.1%
55-64	397	11.5%	127	10.7%	356	10.6%	40	11.1%	2,702	12.1%	1,040,633	8.4%
65-74	357	10.3%	114	9.6%	327	9.7%	26	7.2%	2,140	9.6%	772,247	6.2%
75-84	299	8.6%	65	5.5%	272	8.1%	10	2.8%	1,400	6.3%	535,747	4.3%
85 & Over	115	3.3%	26	2.2%	104	3.1%	4	1.1%	458	2.1%	192,031	1.5%
Totals	3,460	100.0%	1,192	100%	3,364	100%	360	100%	22,289	100%	12,419,293	100%

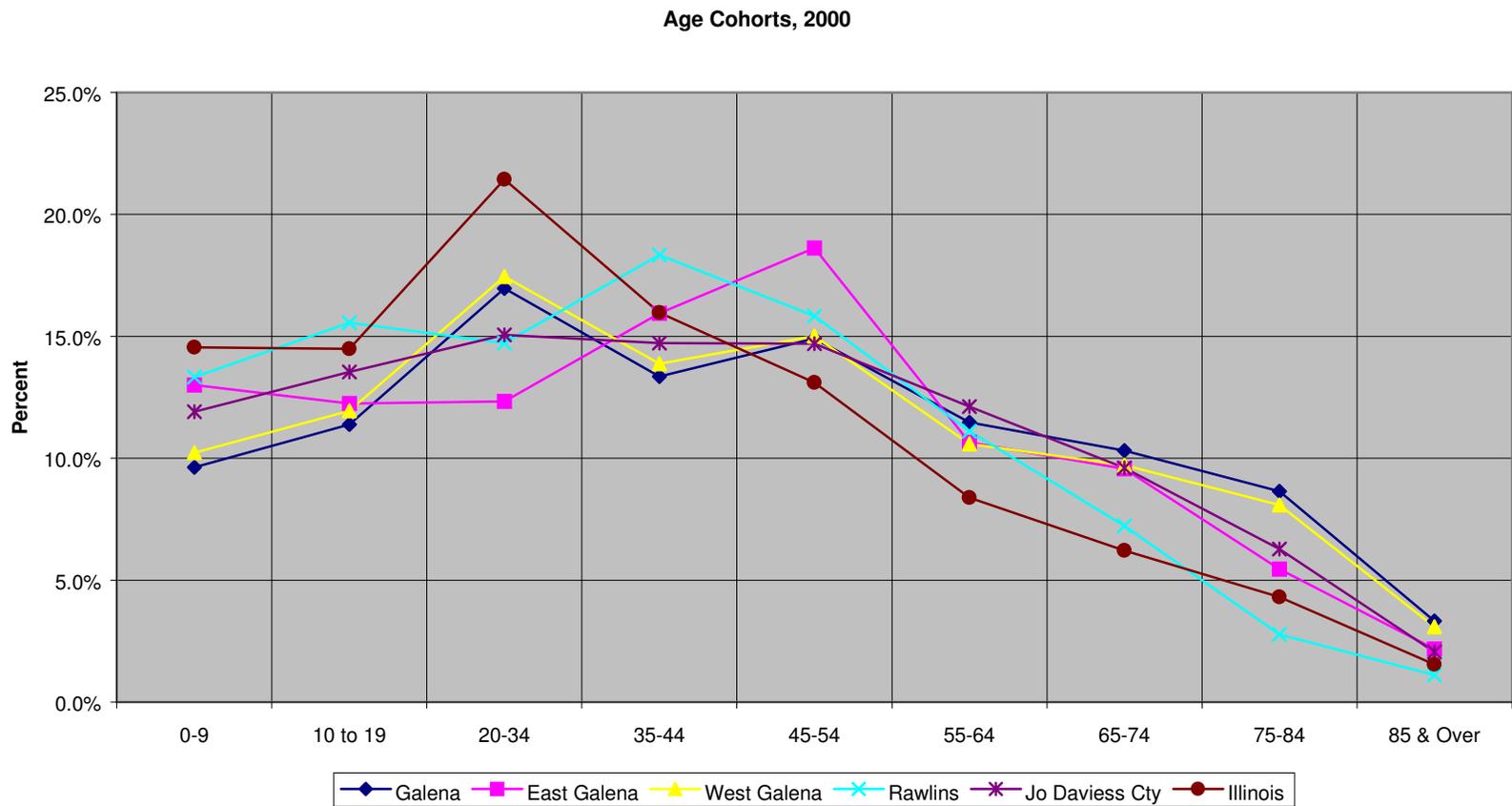
Source: U.S. Bureau of Census, 2000, STF 1A.

Table 1-2b
Age Group Distribution of Population
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
1990

Age Groups	City of Galena		Town of East Galena		Town of West Galena		Town of Rawlins		Jo Daviess County		Illinois	
	#	%	#	%	#	%	#	%	#	%	#	%
0-9	385	11.1%	159	13.3%	352	10.5%	83	23.1%	3,070	13.8%	1,683,089	13.6%
10 to 19	459	13.3%	165	13.8%	452	13.4%	73	20.3%	3,176	14.2%	1,610,413	13.0%
20-34	646	18.7%	263	22.1%	540	16.1%	56	15.6%	4,283	19.2%	2,846,486	22.9%
35-44	515	14.9%	94	7.9%	554	16.5%	63	17.5%	3,045	13.7%	1,702,505	13.7%
45-54	414	12.0%	125	10.5%	371	11.0%	38	10.6%	2,366	10.6%	1,179,473	9.5%
55-64	400	11.6%	120	10.1%	342	10.2%	7	1.9%	2,239	10.0%	974,256	7.8%
65-74	417	12.1%	109	9.1%	347	10.3%	11	3.1%	2,109	9.5%	827,409	6.7%
75-84	250	7.2%	45	3.8%	212	6.3%	18	5.0%	1,140	5.1%	463,812	3.7%
85 & Over	121	3.5%	0	0.0%	126	3.7%	0	0.0%	393	1.8%	143,159	1.2%
Totals	3,460	100%	1,080	100%	3,296	100%	349	100%	21,821	100%	11,430,602	100%

Source: U.S. Bureau of Census, 1990, STF 3.

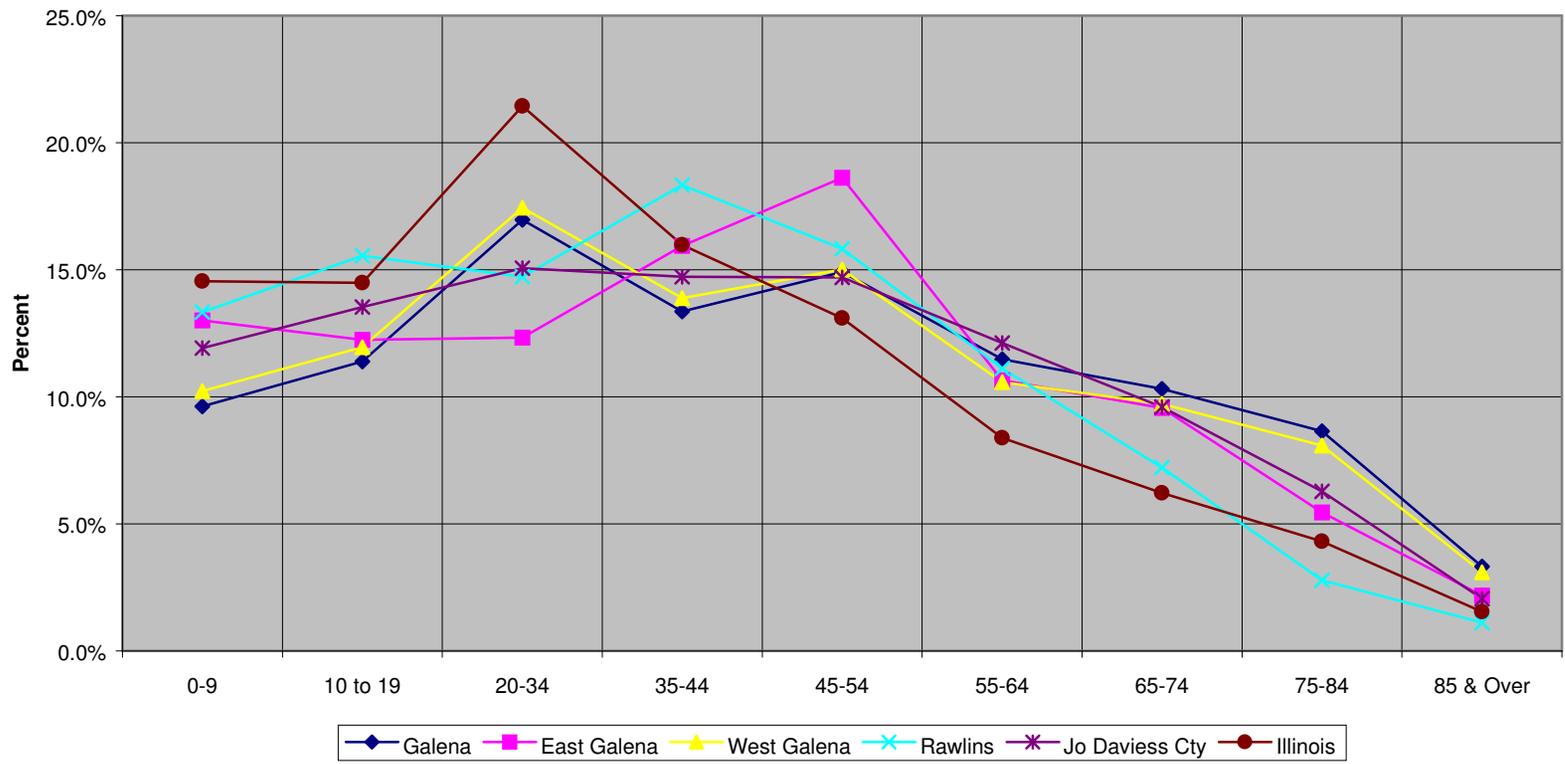
Chart 1-1a
Age Group Distribution of Population
City of Galena, Township of East Galena, Township of West Galena, Township of Rawlins, Jo Daviess County, and Illinois
2000



Source: U.S. Bureau of Census, 2000, STF 1A.

Chart 1-1b
Age Group Distribution of Population
City of Galena, Township of East Galena, Township of West Galena, Township of Rawlins, Jo Daviess County, and Illinois
1990

Age Cohorts, 2000



Source: U.S. Bureau of Census, 1990, STF 3.

Median Age

The 2000 median age of the City of Galena was 48.3 years old, as shown in Table 1-3. This was older than all of the rest of the comparison communities by a minimum of 5.5 years.

- With a median age that is higher than the rest of the comparison communities, along with the increase in size of the older age cohorts of the population, this provides further evidence of the aging of the City of Galena's population.
- The City of Galena should investigate ways to increase the numbers of young people in the region, and specifically within the corporate city limits.
- The large jump in median age from 1990 (34.6 years old) to 2000 (48.3 years old) is a concern to the City of Galena. This large jump indicates that the number of young people in the City is rapidly decreasing.

Table 1-3
Median Age
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
1990, 2000

Year	1990	2000
City of Galena	34.6	48.3
Town of East Galena	29.7	42.8
Town of West Galena	35.2	42.7
Town of Rawlins	25.4	39.5
Jo Daviess County	30.8	41.6
Illinois	29.9	34.7

Source: U.S. Census, 2000. U.S. Census, 1990 STF 3A.

Racial Composition

The City of Galena is made up of citizens that are of predominantly European American descent. As shown in Table 1-4, 97.5% of the population was of European American descent in the 2000 Census.

- The City of Galena's racial composition reflects similar situations in the surrounding townships and Jo Daviess County as a whole.
- The City of Galena and the State of Illinois differ the most in racial composition.

Table 1-4
Number of Persons by Race
City of Galena, Township of East Galena, Township of West Galena, Township of Rawlins, Jo Daviess County, and Illinois
2000

	Galena	% of total	Town of East Galena	% of total	Town of West Galena	% of total	Town of Rawlins	% of total	Jo Daviess county	% of total	Illinois	% of total
Total	3,460		1,192		3,364		360		22,289		12,419,293	
European American	3,375	97.5%	1,180	99.0%	3,279	97.5%	358	99.4%	21,991	98.7%	9,125,471	73.5%
African American	11	0.3%	4	0.3%	11	0.3%	0	0.0%	44	0.2%	1,876,875	15.1%
Native American	3	0.1%	1	0.1%	3	0.1%	0	0.0%	23	0.1%	31,006	0.2%
Asian American	11	0.3%	1	0.1%	12	0.4%	0	0.0%	36	0.2%	42,3603	3.4%
Pacific Islander	0	0.0%	1	0.1%	0	0.0%	0	0.0%	1	0.0%	4,610	0.0%
Other Races or More than Two Races	40	1.2%	5	0.4%	59	1.8%	2	0.6%	194	0.9%	957,728	7.7%

Note: The six figures in each column may add to more than the total population or to more than 100% because individuals may report more than one race.

Source: U.S. Bureau of the Census, 2000, STF 1A

Population Density

In 2000, the population density of the City of Galena was 927.614 persons per square mile, as shown in Table 1-5. Compared to Jo Daviess County, which is largely rural in nature, The City of Galena has a higher density, which it does.

Table 1-5
Population Density
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
2000

Area	Land Area (Square Miles)	Population	Persons / Square Mile
City of Galena	3.73	3,460	927.614
City of Dubuque	26.48	57,686	2,178.2
City of Platteville	4.2	9,989	828.4
Jo Daviess County	601.08	22,289	37.0816
Illinois	55,583.58	12,419,293	223.4

Source: U.S. Census, 2000; SF1.

Households

- The City of Galena experienced a steady growth in the number of households between 1990 and 2000, as shown in Table 1-6.
- This growth in the number of households, coupled with the aging of the City's population and the lack of new school aged children and smaller household size, appears to indicate that the City of Galena is becoming a favored location for retirees.
- As shown in Table 1-6, the City of Galena experienced nearly a 40% increase in the number of households from 1970 through 2000.

Table 1-6
Number of Households
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
1970-2000

	% Change 1970-2000	2000	1990	1980	1970
City of Galena	39.3%	1,750	1,546	1,470	1,256
Town of East Galena	44.6%	473	408	371	327
Town of West Galena	25.1%	1,500	1,385	1,381	1,199
Town of Rawlins	121.7%	133	91	102	60
Jo Daviess County	37.1%	9,218	8,399	8,328	6,724
Illinois	31.1%	4,591,779	4,197,720	4,045,374	3,502,138

Source: U.S. Census, 2000; SF1, U.S. Census, 1990, STF 3A,

Average Household Size

- The average household size in the City of Galena, according to the 2000 Census, was 2.15 persons, as shown in Table 1-7a.
- The average family size in the City of Galena was 2.81 persons. This was lower than all of the other comparison areas. One possible reason for this could be that the rural towns around the City are experiencing more growth in the number of homes built for families with children. Another reason is that the City of Galena's population is aging, and older populations tend to have less children in the home.

Table 1-7a
Characteristics of Households
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
2000

	City of Galena	Town of East Galena	Town of West Galena	Town of Rawlins	Jo Daviess County	Illinois
Total Households	1,570	473	1,500	133	9,218	4,591,779
Family	893	342	871	103	6,287	3,105,513
Non-family	677	131	629	30	2,931	1,486,266
Average Household Size	2.15	2.49	2.19	2.71	2.4	2.63
Average Family Size	2.81	2.93	2.85	3.14	2.92	3.23

Source: U.S. Bureau of Census, 2000.

- The average household size in the City of Galena has decreased over time. As shown in Table 1-7b, the average household size has decreased from 2.77 persons per household in 1970 to 2.15 persons per household in 2000.
- This decrease in average household size supports the assertion that the City of Galena's population is aging, and subsequently, households are shrinking.
- The decrease in household size is due to a combination of circumstances. Population has been decreasing, but household size is decreasing (due to couples with fewer children, aging, etc.). Therefore, the same number of people, spread out over more households leads to an increase in the number of households.

Table 1-7b
Average Household Size Over Time
City of Galena, Jo Daviess County, and Illinois
1970 – 2000

	1970	1980	1990	2000
City of Galena	2.77	2.49	2.36	2.15
Jo Daviess County	3.21	2.81	2.59	2.4
Illinois	3.09	2.76	2.65	2.63

Source: U.S. Census; 1970 – 2000.

Households with Children

- The City of Galena, in 2000, had 358 households with children under the age of 18, as Table 1-7c shows. This was 20.5% of the total number of households in the City that had children under the age of 18.
 - The percentage of households with children under the age of 18 in the City of Galena was a minimum of 4.2% lower than the next lowest comparable, the Town West Galena.
 - The lower percentage of households with children under the age of 18 in the City of Galena is another indication of the shift towards an older population.

Table 1-7c
Households with Children Under Age 18
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
2000

	Galena	%	Town of East Galena	%	Town of West Galena	%	Town of Rawlins	%	Jo Daviess county	%	Illinois (x 1000)	%
Total Households	1,750	N/A	473	N/A	1,500	N/A	133	N/A	9,218	N/A	4,592	N/A
Total Households w/ Children	358	20.5%	141	29.8%	371	24.7%	49	36.8%	2,668	28.9%	1,664	36.2%
Non-family Households	5	1.4%	2	1.4%	4	1.1%	0	0.0%	21	0.8%	16	1.0%
Family Households	353	98.6%	139	98.6%	367	98.9%	49	100.0%	2,647	99.2%	1,648	99.0%
Married Couple	245	69.4%	117	84.2%	262	71.4%	44	89.8%	2,092	79.0%	1,169	70.9%
Female Head w/o Spouse	85	24.1%	17	12.2%	80	21.8%	1	2.0%	382	14.4%	375	22.8%
Male Head w/o Spouse	23	6.5%	5	3.6%	25	6.8%	4	8.2%	173	6.5%	103	6.3%

Source: U.S. Bureau of Census, 2000.

Household Income Levels

Table 1-8a gives the household income levels for the City of Galena, the Towns of East Galena, West Galena, and Rawlins, as well as Jo Daviess County and the State of Illinois.

- The City of Galena and the Township of West Galena have larger proportions (approximately 35%) of their households income below \$25,000 per year.
- Moderate income is defined as 80% of the County's median household income. Low income is defined as 50% of a County's median household income. The Jo Daviess County median household income is \$40,411. Eighty percent of this is approximately \$32,000. Fifty percent of the median household income is approximately \$20,000.
- Approximately 50% of the population of the City of Galena makes below \$35,000 per year. This means that a large number of residents in the City of Galena are of low to moderate income.

Table 1-8a
Household Income Levels
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
2000

	City of Galena	%	Town of East Galena	%	Town of West Galena	%	Town of Rawlins	%	Jo Daviess County	%	Illinois	%
Less than \$10,000	160	10.23%	5	1.04%	165	11.26%	0	0.00%	687	7.47%	383,299	8.35%
\$10,000 - \$14,999	111	7.10%	33	6.83%	88	6.00%	8	4.79%	516	5.61%	252,485	5.50%
\$15,000 - \$24,999	280	17.90%	51	10.56%	262	17.87%	8	4.79%	1,384	15.04%	517,812	11.27%
\$25,000 - \$34,999	216	13.81%	51	10.56%	204	13.92%	31	18.56%	1,335	14.51%	545,962	11.89%
\$35,000 - \$49,999	326	20.84%	124	25.67%	280	19.10%	15	8.98%	1,845	20.05%	745,180	16.23%
\$50,000 - \$74,999	323	20.65%	111	22.98%	340	23.19%	20	11.98%	2,012	21.87%	952,940	20.75%
\$75,000 - \$99,999	85	5.43%	48	9.94%	72	4.91%	58	34.73%	752	8.17%	531,760	11.58%
\$100,000 - \$149,999	47	3.01%	18	3.73%	47	3.21%	10	5.99%	412	4.48%	415,348	9.04%
> \$150,000	16	1.02%	42	8.70%	8	0.55%	17	10.18%	257	2.79%	247,954	5.40%
Total	1,564		483		1,466		167		9,200		4,592,740	

Source: U.S. Census Bureau, 2000.

The City of Galena's median household income, as shown in Table 1-8b, is \$36,103 per year. This is in line with the Township of West Galena, but lags behind the Townships of East Galena and Rawlins, as well as Jo Daviess County and the State of Illinois.

Table 1-8b
Median Household Income Levels
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
2000

	City of Galena	Township of East Galena	Township of West Galena	Township of Rawlins	Jo Daviess County	Illinois
Median Household Income	\$36,103	\$46,875	\$36,750	\$80,775	\$40,411	\$46,590

Source: U.S. Census Bureau, 2000.

Educational Attainment

Table 1-9 shows the educational attainment level of persons 25 years of age and over in the City of Galena, as well as the surrounding comparison communities and the State of Illinois.

- Approximately 21% of the residents of the City of Galena did not have a high school diploma. This was slightly higher than the remaining communities.
- Over 22% of the population of Galena had an associate, bachelors, or graduate level degree. While this was the same percentage as West Galena and Jo Daviess County, the Townships of East Galena and Rawlins and the State of Illinois all had approximately 30% of their population with this level of education.

Table 1-9
Educational Attainment of Persons 25 Years and Over
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
2000

	City of Galena	%	Township of East Galena	%	Township of West Galena	%	Township of Rawlins	%	Jo Daviess County	%	Illinois	%
Less than 9 th Grade	222	8.70%	60	6.91%	202	8.48%	11	4.18%	1,093	7.00%	597,684	7.50%
9 th – 12 th Grade, no diploma	322	12.61%	99	11.41%	284	11.93%	12	4.56%	1,463	9.36%	882,759	11.07%
High school graduate (include equivalency)	859	33.65%	222	25.58%	776	32.59%	117	44.49%	6,505	41.63%	2,212,291	27.74%
Some college, no degree	571	22.37%	194	22.35%	581	24.40%	40	15.21%	3,340	21.38%	1,720,386	21.58%
Associate degree	149	5.84%	72	8.29%	135	5.67%	16	6.08%	846	5.41%	482,502	6.05%
Bachelor's degree	298	11.67%	141	16.24%	288	12.10%	55	20.91%	1,673	10.71%	1,317,182	16.52%
Graduate or professional degree	132	5.17%	80	9.22%	115	4.83%	12	4.56%	705	4.51%	760,867	9.54%
Total	2,553		868		2,381		263		15,625		7,973,671	

Source: U.S. Census Bureau, 2000

Labor Force Characteristics

The labor force of Jo Daviess County has fluctuated over the past ten years, as shown in Table 1-10 and Chart 1-3. It does present some trends;

- The general trend for unemployment in Jo Daviess County over the last ten years has been downward, despite some fluctuations.
- The fluctuations in the unemployment rate in the County would seem to be closely tied to the larger, regional and national economic picture. This is shown very clearly in the unemployment rates during the years 1990-1994.
- Over time, the unemployment rates of Jo Daviess County and the State of Illinois have slowly met. This could be due to the historically low rate of unemployment in

Jo Daviess County and the slow recovery that the State of Illinois experienced during the 1980's and 1990's as it recovered from a massive loss of manufacturing jobs.

Table 1-10
Labor Force, Employment, and Unemployment
Jo Daviess County and Illinois
1990 - 2000

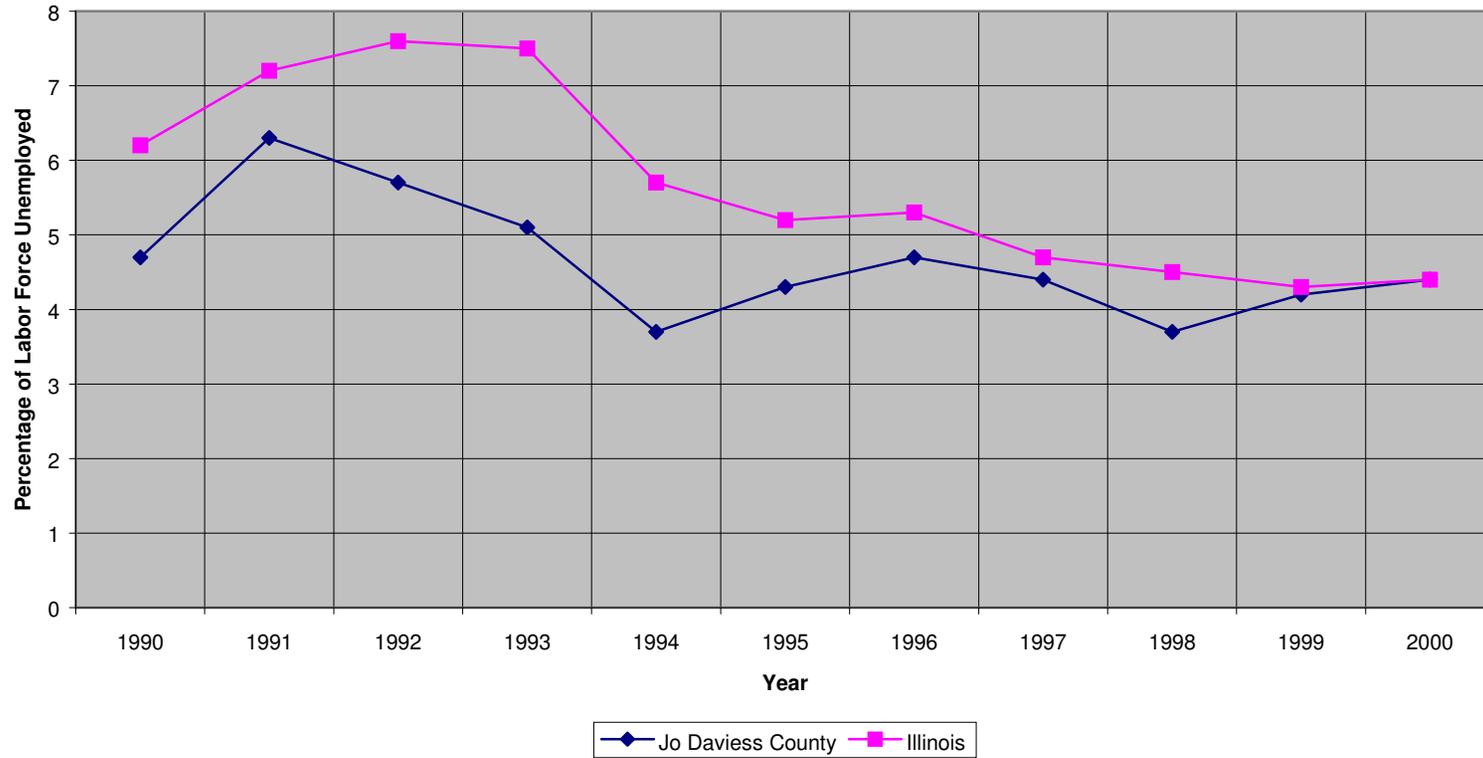
YEAR	JO DAVIESS COUNTY				STATE OF ILLINOIS			
	LABOR FORCE	EMPLOYED	UNEMPLOYED		LABOR FORCE	EMPLOYED	UNEMPLOYED	
			NUMBER	RATE			NUMBER	RATE
2000	13,201	12,617	584	4.4%	6,419,316	6,139,883	279,433	4.4%
1999	13,281	12,718	563	4.2%	6,378,454	6,105,124	273,330	4.3%
1998	12,573	12,112	461	3.7%	6,237,623	5,959,548	278,075	4.5%
1997	12,505	11,951	554	4.4%	6,204,597	5,912,684	291,913	4.7%
1996	13,212	12,585	627	4.7%	6,165,533	5,839,807	325,726	5.3%
1995	13,443	12,866	577	4.3%	6,110,943	5,796,094	314,849	5.2%
1994	13,268	12,780	488	3.7%	6,033,983	5,692,271	341,712	5.7%
1993	12,667	12,024	643	5.1%	6,022,136	5,570,146	451,990	7.5%
1992	11,667	11,001	666	5.7%	6,021,598	5,561,305	460,293	7.6%
1991	10,825	10,142	683	6.3%	5,922,477	5,493,179	429,298	7.2%
1990	11,054	10,539	515	4.7%	5,916,819	5,547,939	368,880	6.2%

Source: Illinois Department of Employment Security.

(<http://lmi.ides.state.il.us/laus/lausmenu.htm>.)

Chart 1-3
Unemployment Levels
Jo Daviess County and Illinois
1990 – 2000

Annual Unemployment Rates



Source: U.S. Census, 1990 – 2000.

Summary of the City of Galena's Demographic Trends and Characteristics

- The City of Galena is experiencing a slow decline of its population.
- While Jo Daviess County and the surrounding townships have grown, albeit only slightly, the City of Galena has experienced an 8.0% population decrease since 1970.
- Along with the decline in population, the City of Galena is experiencing an aging of population.
- As further evidence of the aging of the population of the City of Galena, the median age of the residents has gone up from 34.6 years old in 1990 to 48.3 years old in 2000. This massive jump in the median age should be a concern to the residents of Galena, as it signals that younger people with more income potential are either leaving the community or staying away entirely, that the number of incoming elderly residents has increased dramatically.
- Currently, the City of Galena is exhibiting many of the features (declining population, smaller family sizes, and an aging population) of a declining City.

1.4 Forecasts

Forecasts are crucial in planning for future growth and development, as well as the level and types of services provided. When forecasting, several pieces of information must be accounted for; historical population trends, in and out migration, household size, and building permit numbers.

For the City of Galena, three methods were developed to project population numbers.

- Method 1 uses historical population counts from 1970 through 2000, and then projecting these changes out through 2020. This is shown in table 1-11a. This same method was used in Table 1-11b to project the total number of households in the City of Galena at five-year increments from 2000 to 2020.
- Method two is cohort-survival analysis. The baseline population data for this method was provided by the 1990 and 2000 U.S. Census tables. The population numbers from the Census tables were then broken down into age cohorts at ten-year increments. The Jo Daviess County Department of Public Health provided information on death rates for each of these age cohorts. This death rate was then translated into a survival rate for each age cohort. The Census data was then used to calculate birth rates for women ages 15-44, based on 1990 populations of women ages 15-44 and 2000 populations of children under age 9. Once the survival rate and birth rate were calculated, a rate of in migration / out migration was assumed. The first projection that was done assumed an average overall out migration rate of 2.7% every five years. This assumption was based on Census

data from 1970 through 2000. From 1980 through 2000, the population of Galena decreased by an average of 2.7% every five years.

- Method three was again cohort-survival analysis, but the assumption of overall migration was changed. In this projection, the assumption was an overall in-migration of population of 2.5% every five years. The assumptions about survival rates and birth rates remained the same. This method predicted an increase in 2005, but due to the large number of elderly residents and calculated mortality rates, the population was declining again by 2010. This decline continued throughout the rest of the years projected.
- Method four, as shown in Table 1-13a, was done by applying the average decennial growth rate of Jo Daviess County from 1970-2000 to the City of Galena. This growth rate was an overall increase of 2.4% in population, every ten years.

Population and Housing

**Table 1-11a (Method 1)
Population Projections Base on Historical Trends
2000 - 2020**

Years	City of Galena
2000	3,460
2005	3,435
2010	3,410
2015	3,385
2020	3,360
Change	-100

(Source: MSA Professional Services, Inc.; based on population trends 1970 – 2000)

**Table 1-11b (Method 1)
Number of Households in City of Galena
2000 - 2020**

Year	Number of Households
2000	1,750
2005	1,798
2010	1,847
2015	1,895
2020	1,943
Change	193

(Source: MSA Professional Services, Inc.; based on historical trends from 1970 – 2000.)

Table 1-12a (Method 2)
Population Projections Assuming 2.7% Decrease due to Out-Migration Every Five
Years
2000 - 2020

Year	City of Galena
2000	3,460
2005	3,296
2010	3,048
2015	2,853
2020	2,689
Change	-771

(Source: MSA Professional Services, Inc.; cohort-survival analysis based on 1990 and 2000 Census data and number of deaths in 2000 as provided by IDPH.)

Table 1-12b (Method 2)
Number of Households in the City of Galena
2000 - 2020

Year	City of Galena
2000	1,750
2005	1,608
2010	1,571
2015	1,551
2020	1,545
Change	-205

(Source: MSA Professional Services, Inc.)

Table 1-13a (Method 3)
Population Projections Assuming 2.5% Increase due to In-Migration Every Five
Years
2000 - 2020

Year	City of Galena
2000	3,460
2005	3,463
2010	3,363
2015	3,306
2020	3,273
Change	-187

(Source: MSA Professional Services, Inc.; cohort-survival analysis based on 1990 and 2000 Census data and number of deaths in 2000 as provided by IDPH.)

**Table 1-13b (Method 3)
Household Projections
2000-2020**

Year	City of Galena
2000	1,750
2005	1,689
2010	1,734
2015	1,797
2020	1,881
Change	131

(Source: MSA Professional Services, Inc.)

**Table 1-14a (Method 4)
Population Projections
2000 - 2020**

Year	City of Galena
2000	3,460
2005	3,502
2010	3,544
2015	3,586
2020	3,629
Change	169

(Source: MSA Professional Services, Inc., based on average five-year growth rate (2.4%) for Jo Daviess County.)

**Table 1-14b (Method 4)
Household Projections Based on Jo Daviess County Growth Rate of 2.4%
2000 - 2020**

Years	City of Galena
2000	1,750
2005	1,792
2010	1,835
2015	1,879
2020	1,924
Change	174

(Source: MSA Professional Services, Inc.)

Labor Force

In addition to forecasting future population and housing levels, it is important to determine the future labor force levels within a community. This scenario helps a community decide on the desired future levels of participation within the economy of an area. Labor force is defined as those persons between the ages of 15 and 64. Based on the four above sets of population projections for the City of Galena, the following labor

force projections to 2020 (tables 1-14a, 1-14b, 1-14c, and 1-14d) were calculated for the City. Calculation 1-14e was provided by the Illinois Department of Labor Security.

Table 1-14a
Labor Force Projections (Method 1)
2000 - 2020

Year	City of Galena Labor Force
2000	2,181
2005	2,166
2010	2,152
2015	2,137
2020	2,122
Change	-59

(Source: MSA Professional Services, Inc.; based on historical trend)

Table 1-14b
Labor Force Projections (Method 2)

Years	City of Galena Labor Force
2000	2,181
2005	2,037
2010	1,969
2015	1,902
2020	1,836
Change	-345

(Source: MSA Professional Services, Inc.)

Table 1-14c
Labor Force Projections (Method 3)

Year	City of Galena Labor Force
2000	2,181
2005	2,146
2010	2,186
2015	2,225
2020	2,264
Change	83

(Source: MSA Professional Services, Inc.; based on assumption of 2.5% in-migration every five years.)

**Table 1-14d
Labor Force Projections (Method 4)**

Year	City of Galena Labor Force
2000	2,181
2005	2,233
2010	2,287
2015	2,342
2020	2,398
Change	217

(Source: MSA Professional Services, Inc.; Based on Jo Daviess County growth rate)

**Table 1-14e
Labor Force Projections (Method 5)
Jo Daviess County
1998 - 2008**

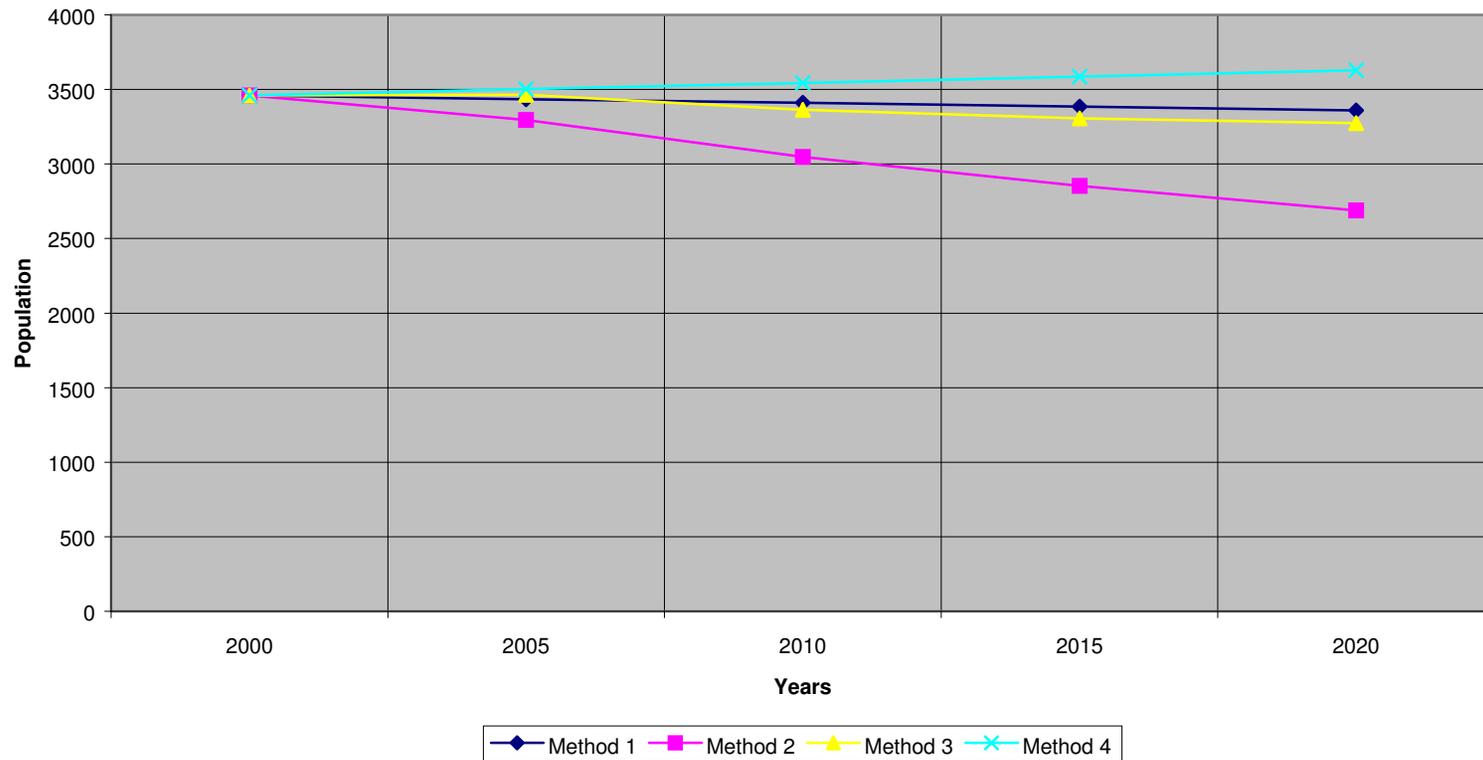
Illinois Department of Employment Security

OES TITLE Total, All Occupati ons	EMPLOYMENT				EMPLOYMENT CHANGE		AVERAGE ANNUAL OPENINGS			
	1998		2008		1998-2008		Total Annual Openings	% of TOTAL	Due to Growth	Due to Separa- tions
	NUMBER	% DIST	NUMBER	% DIST	NUMBER	% CHANGE				
	12,039	100.00	12,493	100.00	453	3.76	282	100.00	45	237

(Source: <http://lmi.ides.state.il.us/projections/countyltproj.htm>.)

Chart 1-4 Population Projections City of Galena 2000-2020

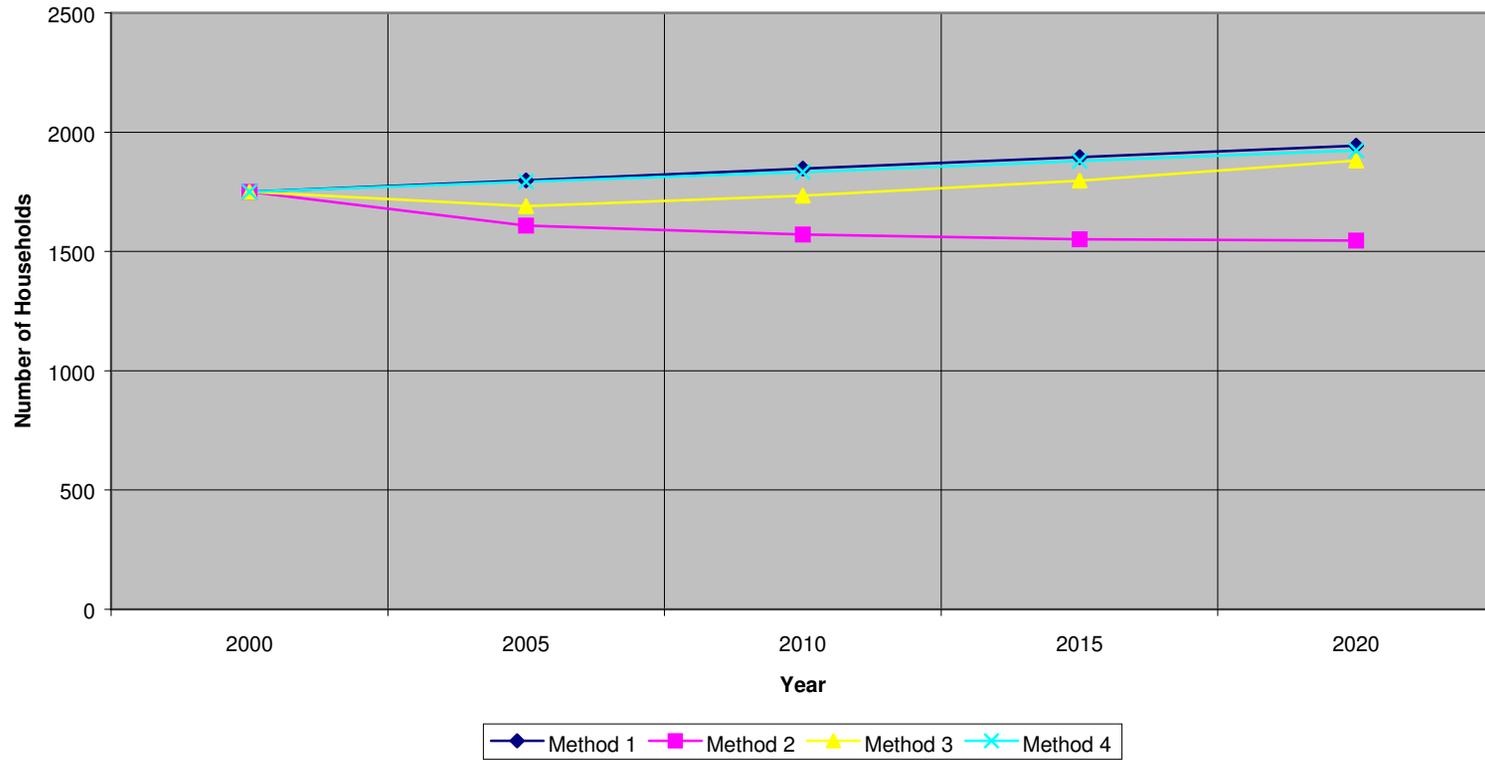
Population Projections



Source: MSA Professional Services, Inc.

Chart 1-4 Household Projections City of Galena 2000-2020

Household Projections



Source: MSA Professional Services, Inc.

ECONOMIC DEVELOPMENT

2.0 Introduction

Numerous factors contribute to the economic development of a community, many of which extend far beyond the community's boundaries. Therefore, in addition to the specific data on the City of Galena, this element will include information on the Township of West Galena, the Township of East Galena, the Township of Rawlins, Jo Daviess County, and the State of Illinois.

- The City of Galena and surrounding area attract over 1,000,000 visitors per year, which is second only to the City of Chicago in the State of Illinois. For this reason, tourism is a major engine of economic growth in the area.
- In 1999, there were over 2,045 guest rooms available in Jo Daviess County.
- The City of Galena has a lack of non-tourism related businesses and industries. This lack of higher skilled, higher paying jobs is one of the reasons that the City is experiencing a drain of young people in its population pool.
- The number of lower paying service-oriented jobs will continue to increase with the tourist industry.

2.1 Labor Force Employment Status

The labor force and employment rates for a region are important indicators of regional economic health. Table 2-1 presents the total labor force present, how much of the labor force was employed, unemployed, and the unemployment rate. This table is not seasonally adjusted and presents averages for each year in question.

- The Jo Daviess County labor force grew during the 1990's, with a high coming in 1995 with 13,443 employable persons and a total of 12,866 persons employed.
- The years 1994 and 1998 saw the lowest unemployment (3.7%) in the County during this period.
- Jo Daviess unemployment rate during this ten-year time frame was consistently below the State of Illinois' unemployment rate, with the exception of 2000, when they were both at 4.4%.
- The numbers that Table 2-1 provides (labor force, employed, unemployed, and unemployment rate) support the assertion that the Jo Daviess County labor force's overall numbers and unemployment rates are tied very closely to larger economic forces. Specifically, as the economy of the tri-state area and the nation rise and fall, so does the economy of Jo Daviess County.

- It should be noted that, while Table 2-1 does not show this, there is a relatively significant rise and fall in the unemployment rate in Jo Daviess County on a seasonal basis. This rise and fall is due mainly to the seasonal nature of the tourism industry in the region.

Table 2-1
Labor Force, Employment, and Unemployment
Jo Daviess County and Illinois
1990 - 2000

YEAR	JO DAVIESS COUNTY				STATE OF ILLINOIS			
	LABOR FORCE	EMPLOYED	UNEMPLOYED		LABOR FORCE	EMPLOYED	UNEMPLOYED	
			NUMBER	RATE			NUMBER	RATE
2000	13,201	12,617	584	4.4%	6,419,316	6,139,883	279,433	4.4%
1999	13,281	12,718	563	4.2%	6,378,454	6,105,124	273,330	4.3%
1998	12,573	12,112	461	3.7%	6,237,623	5,959,548	278,075	4.5%
1997	12,505	11,951	554	4.4%	6,204,597	5,912,684	291,913	4.7%
1996	13,212	12,585	627	4.7%	6,165,533	5,839,807	325,726	5.3%
1995	13,443	12,866	577	4.3%	6,110,943	5,796,094	314,849	5.2%
1994	13,268	12,780	488	3.7%	6,033,983	5,692,271	341,712	5.7%
1993	12,667	12,024	643	5.1%	6,022,136	5,570,146	451,990	7.5%
1992	11,667	11,001	666	5.7%	6,021,598	5,561,305	460,293	7.6%
1991	10,825	10,142	683	6.3%	5,922,477	5,493,179	429,298	7.2%
1990	11,054	10,539	515	4.7%	5,916,819	5,547,939	368,880	6.2%

Source: Illinois Department of Employment Security.
(<http://lmi.ides.state.il.us/laus/lausmenu.htm>.)

2.2 Employment by Industry Group and Location Quotient Analysis

In 2000, the City of Galena had 1,774 employed residents over the age of 25, as shown in Table 2-2. The table and the accompanying analysis also bring out other key points:

- The City has a very large percentage (23.2%) of its population working in the tourism industry. This is nearly double the next largest sector, which is Retail trade at 13.7%.
- Manufacturing, Retail Trade, and Arts, entertainment, recreation, accommodation, and food services make up over 48% of the employment opportunities in the City of Galena.

Location Quotients - Defined

A location quotient is a ratio of the percentage of regional employment in a particular industry to a comparable percentage in the state. **IN THEORY**, any location quotient greater than one indicates that the sector is more important locally than in the rest of the state. Very likely, it is a net exporter to other regions of the state and nation. Conversely, any location quotient less than one indicates that the sector is less developed locally than in the rest of the state. Very likely it is a net importer of goods or services from other regions of the state. However, in practice, statements about importing, exporting and development potential are only made for those sectors with location quotient values under .75 and over 1.25.

- As shown in Table 2-2, the City of Galena has some opportunities for expansion into areas that it has relatively few people working in. These areas are:
 - Wholesale Trade;
 - Transportation, warehousing, and utilities;
 - Information;
 - Finance, insurance, real estate, rental, and leasing;
 - Professional, scientific, management, administrative, and waste management services; and,
 - Public administration.
- The City of Galena and Jo Daviess County have an extremely high percentage of its residents working in the Arts, entertainment, recreation, accommodation, and food services sector. This comes as no surprise with the community's heavy reliance upon the tourism trade.
- The City of Galena should develop a list of businesses that it wishes to attract. Some of the areas that are identified as possibilities for expansion may not fit with Galena's vision for the future or the economic realities of the region.

Table 2-2
Employment by Broad Economic Division
City of Galena and State of Illinois
2000

NAICS Description	City of Galena		State of Illinois		Galena Location Quotients
	Percentage	# of Employees	Percentage	# of Employees	
Total	1,774	1,774	5,833,185	5,833,185	
Ag, forestry, fishing, hunting, mining	2.0%	35	1.1%	66,481	1.731101911
Construction	7.0%	124	5.7%	334,176	1.220108812
Manufacturing	11.8%	210	16.0%	931,162	0.741559811
Wholesale trade	1.5%	26	3.8%	222,990	0.383389395
Retail trade	13.7%	243	11.0%	643,472	1.24173452
Transportation & warehousing & utilities	1.6%	28	6.0%	352,193	0.261414363
Information	2.0%	36	3.0%	172,629	0.685710628
Finance, insurance, real estate, rental, and leasing	5.5%	97	7.9%	462,169	0.690117527
Professional, scientific, management, administrative, and waste management services	5.2%	93	10.1%	590,913	0.517501412
Educational, health, and social services	21.0%	372	19.4%	1,131,987	1.080571815
Arts, entertainment, recreation, accommodation, and food services	23.2%	412	7.2%	417,406	3.245567631
Other services (except public administration)	3.7%	66	4.7%	275,901	0.786579812
Public administration	1% - 3%	32	4.0%	231,706	0.454113939

Source: U.S. Census Bureau, 2000.

2.3 Economy/Largest Employers

According to the Illinois Department of Commerce and Community Affairs website, most of the major employers in the Galena area are service industry based.

- As Table 2-3 shows, the major employers in the area reflect the heavy reliance on the tourism industry. Of the 7 largest employers, only 2 are not service industry related.
- The two largest employers in the Galena region are service sector employers (Galena Territory and Chestnut Mountain Lodge).
- The reliance on service and manufacturing industry employers makes the Galena area more subject to slight changes in the overall regional and national economy. Diversification of the employment base will fortify Galena against these types of seasonal and cyclical swings in the business cycle.

**Table 2-3
Major Employers
City of Galena Area**

Name	Employees
Signcraft	65
Micro Switch	150
Galena Territory	556
Chestnut Mountain Lodge	250
Galena – Stauss	85
Galena School District	74
Tri-State Tours	150

Source: <http://www.commerce.state.il.us/communityprofiles/profiles/GALENA.HTM>.

2.4 Downtown/Other Retail Areas

The downtown area of Galena is one of the major employers and sources of income for the City and the region. This area is dominated by tourism based shops and services.

The Downtown commercial area of Galena has experienced a great deal of success. This success, along with a large amount of competition from Dubuque based businesses, has been displacing businesses aimed at the local consumer. The loss of these locally oriented businesses forces residents to go elsewhere for their basic needs.

- According to the Draft Comprehensive Plan from 1999, the average overnight visitor spent \$102.74 in the area per day.
- The downtown area of Galena currently boasts over 150 businesses that focus on the tourism industry.
- The Galena downtown is in the process of a major renovation of streets, water lines, storm sewer lines, sanitary sewer lines, and other utility lines. The first four phases have been completed.

In June of 2000, the City of Galena completed the *Galena Downtown Redevelopment Master Plan*. This plan is a comprehensive look at the downtown, taking into account marketing, municipal infrastructure status, a traffic analysis, a parking analysis, a streetscape analysis, wayfinding signs and recommendations, funding options, a hydraulic analysis, and a TIF plan review. To date, Phases 1 through 4 have been completed. Phase 5 is scheduled to be completed in 2002. Recommendations identified in the *Galena Downtown Redevelopment Master Plan* will be included and integrated with this Comprehensive Plan.

2.5 Industrial and Business Parks

The Galena Industrial Park is located on the northwest side of the City. Currently, the park is home to a mix of commercial and industrial uses.

The City of Galena has made efforts to attract business and industrial tenants to the area to offset the large number of seasonal, tourist based jobs.

- The City of Galena does not own land in the industrial area. The land is privately owned, and the City is not able to control the price. As such, industrial development is impeded in the City of Galena.
- The price of land in the City of Galena industrial park is between \$30,000 - \$52,000 per acre. This price is not competitive with nearby industrial park land that is being sold for prices ranging from \$5,000 - \$6,000 per acre. Industrial land prices fluctuate depending upon the level of access to Hwy 20.

2.6 Economic Development Programs

Included in Appendix A of this plan is a list of several regional, state, and federal economic development related programs available to the City of Galena, surrounding communities, local economic development organizations, and/or local businesses. These programs are organized according to the agency that makes each of them available. A description is provided for each program.

2.7 Brownfields

Many urban or rural areas have former industrial or commercial sites where contamination is present, or perceived to be present. These “brownfield” sites are often abandoned or underutilized sites that could be remediated and redeveloped to accommodate growth.

A leaking underground storage tank, or LUST, is one of the most common types of brownfield. In Table 2-5 is a listing from the Illinois Environmental Protection Agency of all the LUST’s that have been reported in and around the City of Galena. Some of these sites have been closed, so interested parties should verify with the Illinois Environmental Protection Agency the current site status.

Table 2-4
Leaking Underground Storage Tank (LUST) Locations
City of Galena

LPC #	Site Name	Address	City	ZIP Code
850205033	Victorian Pines Inn	111383 U.S. Hwy. 20 West & Industrial Rd.	Galena	61036
850200013	The Farmers Exchange	10997 U.S. Hwy. 20 West	Galena	61036
850205008	Illinois Bell Telephone	210 South Main St.	Galena	61036
850200013	Farmers Exchange	10997 Rt. 20 West	Galena	61036
850205009	Branigar Organization	Rt. 20 East	Galena	61036
858180001	Inspiration Development	7147 Rt. 84 North	Galena	61036
850205011	Iowa Oil Co.	314 South Main St.	Galena	61036
850205014	Kraft General Foods	Washington & Commerce	Galena	61036
850205009	Branigar Organization	Hwy. 20 East	Galena	61036
850205025	Flynn Redi-Mix	11375 Industrial Park	Galena	61036
850205026	Eagle Ridge Inn & Resort	380 Territory Dr.	Galena	61036
850205027	Burlington Northern Railroad	6 1/2 miles southeast of	Galena	61036
850205028	Galena Territory Assoc. Inc.	100 Marina Dr.	Galena	61036
850050001	JoDaviess Co. Sheriff's Office	330 North Bench St.	Galena	61036
850205018	Iowa Oil Co.	4349 Industrial Park	Galena	61036
850205031	Galena Golf Club	Rt. 20 West	Galena	61036
850205018	Tri-State Tours	4349 Industrial Park	Galena	61036
850205032	Sproule, Ronald	1017 Spring St., Hwy. 20 West	Galena	61036

Source: Illinois Environmental Protection Agency;
<http://epadata.epa.state.il.us/land/ust/Pass.asp>.

Mines

The Galena area also has three mines that are currently brownfield sites. These mines are not located within the City limits of Galena, but are of concern due to the environmental hazard that they pose. These sites are listed under the Illinois Environmental Protection Agency's State Response Action Unit. This unit is responsible for overseeing site cleanup activities where either the State of Illinois funds the cleanup or the responsible party conducts the cleanup. Typically, the state-funded cleanups are performed at abandoned sites where the past owner is insolvent or cannot be located. These sites are listed below in Table 2-5.

Table 2-5
Mines
City of Galena Region

Site ID	Site Name	Region Name	City
850200002	Galena Lead-Zinc Mine	Rockford	Galena
858135001	Bautsch-Grey Mine	Rockford	Galena
858180001	Inspiration Mines	Rockford	Galena

Source: Illinois Environmental Protection Agency:
<http://epadata.epa.state.il.us/land/ssu/citysearch.asp>.

- The Bautsch-Grey Mine, Inspiration Mines, and the Little Grant Mine all fall under United States Environmental Protection Agency Superfund list. These sites and their current status are listed at:
<http://www.epa.gov/superfund/sites/cursites/ilccity.htm#galena>.

Before finalizing use arrangements for any area identified as having possible environmental contamination, an environmental assessment and any required clean up should be performed. This is an important first step in the reuse of any "brownfield" site. Several state and federal grant programs, including the Illinois Brownfields Redevelopment Grant Program, the Illinois Brownfields Redevelopment Loan Program, the Brownfields Cleanup Revolving Loan Fund, the Underground Storage Tank Fund, and the Environmental Remediation Tax Credit, are available to assist with environmental assessments. After preparing an environmental assessment, the City and property owners should prepare site redevelopment strategies.

2.8 Issues, Opportunities, and Constraints

Issues

LOCAL EMPLOYMENT

- The City of Galena and Jo Daviess County have a higher than average percentage of workers in tourism related jobs. These jobs generally offer lower than average wages and fewer benefits.
- Jo Daviess County experiences a swing in unemployment rates due to the seasonal nature of the tourist industry.
- The City of Galena has few industrial and commercial employment opportunities for its citizens. This is affecting the growth of the City and it is contributing to an older than average population.
- To turn around the population decline, the City of Galena must work to provide further job opportunities for its young people. This will provide jobs for existing residents of the City while also attracting new residents to move to Galena.
- The City of Galena and Jo Daviess County must diversify the regional economy to provide more jobs of different types.
- Examine and develop marketing strategies to bring in higher skilled workforce.

INFRASTRUCTURE

- The Downtown area needs major infrastructure improvements.
- Phases 1-4 of the Downtown Master Plan's identified improvements have been completed. Phase 5 started in April of 2002, and the remaining phases will be completed by 2004/05.
- Lack of a four-lane access road to the City impedes industrial growth.
- Storm water runoff, detention, and retention are a concern in all developments. Runoff must be contained and prevented from contributing to flooding.
- Further site development and infrastructure improvements will be needed if the current industrial park is expanded.

MARKETING

- Strategic marketing efforts are needed for the industrial park.

-
- Implementation of design review control measures, traffic flow and access, and other land use control measures will be necessary with growth and development of the industrial park.
 - Companies will come to Galena for quality of life issues (spin-offs of developments from Sept. 11, 2001)

INDUSTRIAL PARK

- The cost of land within the industrial park can be overcome through incentives.
- Industrial Park land has a premium attached for Hwy 20 access.

HOUSING

3.0 Introduction

The housing characteristics of a community are an important element of a comprehensive plan. The physical location of housing determines the need for many public services and facilities. Also, housing characteristics are related to the social and economic conditions of the community's residents. The information to be presented in this element of the City of Galena Comprehensive Plan will provide officials with information about the current housing stock. It will also identify significant changes that have occurred in the area of housing over the past years and an analysis of housing needs.

3.1 Housing Units, Occupancy, and Tenure

According to the 2000 Census, the City of Galena had 1570 occupied dwelling units, as Table 3-1 indicates. As shown in Table 1-6, the City of Galena has been growing in total number of households over the last three decades.

- The average household size in the City of Galena is 2.15 persons, which is smaller than the remaining comparison entities. This would seem to indicate that there are a large number of households that are either one or two persons. This is often another sign of an aging population, as there are fewer children.
- The average family size in the City of Galena is 2.81 persons. Again, this is smaller than the other comparison entities. As the average family size decreases and median age increases, the population shrinks as children leave and are not replaced.
- The smaller Average Household Size and Average Family Size provide further demonstration that the City of Galena is home to an older than average population with fewer children.

Table 3-1
Total Housing Units and Occupancy
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
2000

	City of Galena		Township of East Galena		Township of West Galena		Township of Rawlins		Jo Daviess County		Illinois	
	#	%	#	%	#	%	#	%	#	%	#	%
Total Housing Units	1,821		760		1,737		148		12,003		4,885,615	
Occupied Housing Units	1,570	86.2%	473	62.2%	1,500	86.4%	133	89.9%	9,218	76.8%	4,591,779	94.0%
Vacant Housing Units	251	13.8%	287	37.8%	237	13.6%	15	10.1%	2,785	23.2%	293,836	6.0%
Seasonal Housing Units	102	5.6%	235	30.9%	93	5.4%	19	12.8%	1,971	16.4%	29,712	0.6%

Source: U.S. Census Bureau, 2000.

3.2 Age of Housing

The City of Galena is home to a large number of restored, turn-of the century homes. These homes are a source of pride and civic identity to the community.

- Approximately 40% of the City lies within a National Historic District, including many homes.
- The vast majority of the buildable lots within the Historic District are built out, so significant future development should not be expected here.

Table 3-2 shows the age of the City of Galena’s housing stock.

- Approximately 67% of the homes in the City of Galena were built prior to 1939. This large number of older homes gives the City a great deal of its character, as well as its historic district.
- New home building in the City of Galena has slowed in the recent decades, while the surrounding townships and the County as a whole have seen large increases in the number of new homes.

Table 3-2
Age of Housing Stock
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
2000

Year Built	City of Galena	%	Township of East Galena	%	Township of West Galena	%	Township of Rawlins	%	Jo Daviess County	%	Illinois	%
1990-2000	124	7%	170	22%	161	9%	62	36%	2,004	17%	604,961	12%
1980-1989	131	7%	264	35%	139	8%	26	15%	1,648	14%	473,462	10%
1970-1979	115	6%	60	8%	135	8%	39	23%	1,962	16%	798,295	16%
1960-1969	86	5%	5	1%	91	5%	32	18%	912	8%	715,007	15%
1940-1959	154	8%	42	5%	126	7%	0	0%	1,175	10%	1,190,514	24%
1939 or earlier	1,212	67%	224	29%	1,077	62%	14	8%	4,302	36%	1,103,376	23%
Total	1,822	100%	765	100%	1,729	100%	173	100%	12,003	100%	4,885,615	100%

Source: U.S. Census Bureau, 2000.

3.3 Units in Structure

The number of units in a structure provides information on how densely a community is building, as well as the different number of options that are available to residents for home purchase and rental. Table 3-3 displays the number of units per structure for the City of Galena, as well as the surrounding comparison Townships, Jo Daviess County and the State of Illinois.

- The City of Galena’s housing stock consists primarily of detached, single family homes.
- The City of Galena, as well as Jo Daviess County and the three townships researched all had a larger proportion of their housing stock that was single family, detached, than did the State of Illinois.
- Approximately 31% of the housing units in Galena are in structures that had 2 or more dwelling units.

Table 3-3
Units in Structure
City of Galena, Township of East Galena, Township of West Galena, Township of Rawlins, Jo Daviess County, and Illinois
2000

Units in Structure	City of Galena	%	Township of East Galena	%	Township of West Galena	%	Township of Rawlins	%	Jo Daviess County	%	Illinois	%
1, detached	1,205	66.1%	664	86.8%	1,129	65.3%	146	84.4%	9,437	78.6%	2,831,011	57.9%
1, attached	53	2.9%	14	1.8%	53	3.1%	0	0.0%	409	3.4%	235,485	4.8%
2	139	7.6%	21	2.7%	120	6.9%	0	0.0%	409	3.4%	338,065	6.9%
3 or 4	148	8.1%	34	4.4%	140	8.1%	0	0.0%	398	3.3%	318,494	6.5%
5 to 9	150	8.2%	8	1.0%	150	8.7%	0	0.0%	331	2.8%	301,361	6.2%
10 to 19	66	3.6%	6	0.8%	66	3.8%	0	0.0%	122	1.0%	211,482	4.3%
20 or more	61	3.3%	0	0.0%	61	3.5%	0	0.0%	151	1.3%	491,167	10.1%
Mobile home	0	0.0%	18	2.4%	10	0.6%	12	6.9%	721	6.0%	156,584	3.2%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	15	8.7%	25	0.2%	1,966	0.0%
TOTAL	1,822		765		1,729		173		12,003		4,885,615	

Source: U.S. Census Bureau, 2000.

3.4 Housing Values and Rents

The growing number of lower end, service oriented jobs, such as housekeeping, wait staff, and maintenance, will require housing to meet these needs. Much of the annexed land in recent years has been for housing developments and subdivisions.

- The City should ensure that there is an adequate stock of housing that is within the reach of the employees of the local tourist industry.
- According to one local realtor's website, the average value of homes for sale in the Galena area is approximately \$260,000. (source: <http://www.eagleridgerealty.com/homes.asp>.) This is based on a survey of 89 homes on the market. It should be noted that this may not accurately reflect the current conditions in the entire Galena regional market.

The median home value in the City of Galena, as shown in Table 3-4a, was \$91,900 in 2000. This was above the Jo Daviess County median home value, but below those of the Townships of East Galena, West Galena, and Rawlins, as well as the State of Illinois.

Table 3-4a
Median Housing Values
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
2000

	City of Galena	Township of East Galena	Township of West Galena	Township of Rawlins	Jo Daviess County	State of Illinois
Median Housing Value	\$91,900	\$118,900	\$94,900	\$137,500	\$89,100	\$130,800

Source: U.S. Census Bureau, 2000.

According to the 2000 Census, 56.8% of the housing cost less than \$99,999 in the City of Galena. While this was less than the State as a whole, it still represents an area where the community should seek to improve. The homes in the City should be affordable to the workers that work in the City. Anecdotal evidence suggests that a large percentage of the workers in the City commute from outside the City limits, oftentimes from great distances.

Table 3-4b
Housing Values
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
2000

	City of Galena		Township of East Galena		Township of West Galena		Township of Rawlins		Jo Daviess County		Illinois	
	#	%	#	%	#	%	#	%	#	%	#	%
Less than \$50,000	97	10.7%	14	4.2%	83	9.9%	0	0.0%	782	14.6%	230,049	9.3%
\$50,000 - \$99,999	418	46.1%	90	26.9%	375	44.9%	6	6.4%	2,333	43.6%	651,605	26.4%
\$100,000 - \$149,999	243	26.8%	124	37.0%	224	26.8%	56	59.6%	1,262	23.6%	583,409	23.6%
\$150,000 - \$199,999	105	11.6%	34	10.1%	125	15.0%	8	8.5%	480	9.0%	429,311	17.4%
\$200,000 - \$299,999	35	3.9%	61	18.2%	21	2.5%	16	17.0%	343	6.4%	344,651	14.0%
\$300,000 - \$499,999	8	0.9%	10	3.0%	8	1.0%	8	8.5%	120	2.2%	163,254	6.6%
\$500,000 - \$999,999	0	0.0%	2	0.6%	0	0.0%	0	0.0%	21	0.4%	55,673	2.3%
\$1,000,000 +	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.1%	12,386	0.5%
Total Homes	906		335		836		94		5,346		2,470,338	

Source: U.S. Census Bureau.

The City of Galena had a wide range of rental values, as shown in Table 3-4c. The median rent was \$384 per month.

- The median rent in the City of Galena is higher than that in the Townships of East and West Galena. It may benefit the City to encourage more rental property construction to provide lower cost housing to the service workers that live in the City.

Table 3-4c
Gross Rent, Renter Occupied Housing Units
City of Galena, Township of East Galena, Township of West Galena, Township of
Rawlins, Jo Daviess County, and Illinois
2000

	City of Galena	Township of East Galena	Township of West Galena	Townshi of Rawlins	Jo Daviess County	State of Illinois
< \$200	47	0	47	0	138	84,360
\$200 - \$299	87	12	85	0	315	72,607
\$300 - \$499	225	5	225	5	744	315,984
\$500 - \$749	121	4	121	10	384	537,116
\$750 - \$999	10	0	110	0	30	260,136
\$1,000 - \$1,499	8	8	0	0	51	123,169
> \$1,500	0	0	0	0	11	37,732
No cash rent	42	12	42	10	195	56,400
Median	\$384	\$325	\$382	\$563	\$393	\$605

Source: U.S. Census Bureau, 2000.

3.5 Subsidized Housing / Senior Housing

The demand for senior housing will grow in the coming years as the population of Galena continues to age. Even with an influx of young people, the demand for more senior housing will begin to increase.

The Jo Daviess County Housing Authority currently operates multiple units of subsidized family and senior housing in the City of Galena, as well as the rest of the County. They have a capital fund that is used for maintenance and upkeep of their existing properties, as well as multiple grants that they use for purchasing and building new units.

Currently, the Housing Authority is working on obtaining funds from HUD to build 42 new single-family homes with housing tax credits. These homes will be built in the East Dubuque area and will be rent controlled for 15 years. After that time, the residents will have an opportunity to purchase these homes at a reduced rate.

Jo Daviess County Housing Authority has recently started a home ownership training program in a newly purchased home in Galena. This program will bring in one family for a two year stay, during which time they will be trained in how to work towards home ownership, as well as what to do once they own a home. This program is being operated solely on Housing Authority funds.

**Table 3-5
Summary of Senior Housing
City of Galena Area**

Property	Number of Units
Franklin McCoy Manor (Galena)	39
Flint Hills Manor (Elizabeth)	15
218 Savanna Rd. (Hanover)	25
Meridan Manor (Warren)	15

Source: Jo Daviess County Housing Authority.

**Table 3-6
Summary of Subsidized Housing
City of Galena Area**

Property	Number of Units
Coatsworth (Galena)	18
600 Gear St. (Galena)	16
Mensendike Apts. (Warren)	8
Next to Franklin McCoy Manor (Galena)	1
Victoria Heights (Galena)	40

Source: Jo Daviess County Housing Authority.

3.6 Issues, Opportunities, and Constraints

- The City of Galena needs to ensure that there is an adequate stock of affordable housing to meet the needs of the many service workers that live and work in the City's tourist industry.
- There is currently a need for more funding for housing subsidies in Jo Daviess County.
- There is an increasing call for condominium developments, as the population ages.
- Hanover, Stockton, and Warren are working on applying for housing grants.
- During the drafting of this plan, the City has seen applications for many new residential developments in and around the City of Galena.

TRANSPORTATION

4.0 Introduction

Transportation is necessary for the effective movement of people and goods within and outside an area. It plays a vital role in the facilitation of an area's economy, land use, and development.

This element of the City of Galena's Comprehensive Plan presents an inventory of the existing transportation facilities and services within the Galena area and discusses future transportation needs and concerns. Included in the section is a detailed analysis of the various aspects of the area's road system, airport and railroad facilities and services, public transit service, and non-motorized transportation facilities.

4.1 Highway 20 Bypass

U.S. Highway 20 / Illinois Highway 84 currently runs through the City of Galena. This highway is the entrance to and exit from Galena. This roadway has seen increasing traffic in the past 20 years, and, as such, IDOT has made the decision to widen it to four lanes, with a bypass of the City of Galena (See Map #3). This four-lane road will extend from Dubuque, through Galena, on through to the cities of Freeport, Rockford, and into Chicago itself. This four-lane road will allow the City of Galena to expand and access new markets. It will also provide new challenges for the community to maintain its sense of small town size and historic charm.

- Lack of a four-lane road connecting Galena to the Chicago Metro area and other interstate systems is a concern (as identified in the 1999 Comp Plan outline);
- The Illinois Department of Transportation has listed Illinois State Highway 20/84 from northwest of Galena to Mount Hope Rd. southeast of Galena as part of its 2002 and 2004 Highway Improvement Program for Illinois District 2. (source: <http://www.dot.state.il.us/stip.html>.)
- Engineering for location studies is under way with the Galena to Freeport corridor. Engineering for contract plans and land acquisition for the 6.5 mile bypass are programmed during the Fiscal Year 2004-2007 at a cost of \$6.5 million. Additional engineering and construction are not currently funded. (source: <http://www.dot.state.il.us/stip.html>.)
- The total project cost of the bypass and four-lane highway is estimated to run between \$16 million and \$18 million per paved mile of roadway. The total project cost is expected to reach \$650 million.

4.2 Road System

The City of Galena's road network is in need of a large amount of reconstruction and repair. The volume of traffic on most of the road and street network supports far exceeds the design capacity of many of the roads. Map #4 provides an overview of the National Functional Classifications in the City of Galena.

Primary and Secondary Arterials

Arterial streets and highways serve to circulate fast and heavy traffic, generally linking population areas, surrounding communities, and agricultural areas with commercial and employment centers.

Primary arterial streets have larger traffic volumes (Highway 20/84). Secondary arterial streets carry greater volumes of traffic, but serve as connectors to primary arterials.

- Highway 20, in conjunction with Highway 84, are the only primary arterials in the community serving as a linkage to the surrounding region.
- Secondary arterials include; Franklin Street, Main St., Commerce St., Gear St., Dodge St., Park Ave., Irvine St., West St., Hill St., Ferry Landing Rd., Blackjack Rd., Red Gates Rd., Chetlain Ln., Stagecoach Tr., Bench St., Council Hill Rd., and Buckhill Rd.

The majority of the arterial streets in Galena are not adequately designed to handle the volume and capacity of traffic that presently occurs.

Collector Streets and Local Roads

Collector streets and local roads function primarily as connections between the arterial system and residential neighborhoods. Collector streets typically connect secondary arterials with local roads, and local roads generally only serve residents within a particular subdivision.

4.3 Traffic Volumes of Road System

The volume of traffic in the City of Galena has grown. Highway 20, the City's largest primary arterial, experienced a large increase in use from 1985-1995, as Table 4-1 demonstrates. Map #5 provides a graphical view of the most recent collected traffic counts.

- The largest absolute increase in traffic was on Highway 20 at the west end of Galena. This is most likely due to the proximity of Dubuque and East Dubuque. Many residents commute to these two major employment centers, while many tourists come from this relatively large urban area.

- Highway 20 has seen growth from 1995 through 2000. This growth will most likely continue, once the Highway 20 bypass is completed by IDOT.
- The growing volume of traffic on Highway 20 continues to create many issues. This includes the increased pressure for commercial development along Highway 20, access, extension of public utilities, signage controls, and the commercial impact on the downtown business district.
- Because of the commercial growth pressure along Highway 20, aesthetic and design review considerations, especially at entry points to the community, will need to be carefully examined by the City.

Table 4-1
Historic Vehicular Traffic Flows for Selected Road Segments
Average Weekday Volume
City of Galena, IL
1995 – 2000

Route	1995	2000	Increase	Percent Change (1995 - 2000)
Highway 20 @ west end of Galena	11,000	13,100	2,100	19%
Highway 20 east of Dodge St.	10,000	11,100	1,100	11%
On Highway 20 Bridge	10,200	10,400	200	2%
Commerce St. south of Water St.	4550	3200	-1,350	-30%
W. Stagecoach Rd. south of Galena R.	1850	2300	450	24%
Hwy 20 east of 4th St.	7700	8700	1000	13%
Gear St. east of Greenwood Cemetery	1250	1850	600	48%
Ridge St east of Division St.	1350	1850	500	37%
Franklin St. west of Driscoll St.	3650	4000	350	10%

Sources: Illinois DOT.

4.4 Roadway Improvement Projects

The City of Galena has a large number of roadway improvement projects that should be considered in the near future. Analysis of these roadways and the level of usage they receive will help to determine which should be completed first. Map #3 shows the proposed future road improvement projects.

- The Illinois Department of Transportation is set to complete Phase I of the Galena bypass (USH 20/84) in fiscal year 2002, with total completion of the bypass in fiscal year 2004.

- Table 4-2 outlines the areas in the City of Galena that have been highlighted for reconstruction, per the City of Galena’s Five Year Capital Improvement Plan.
- Because of existing road conditions the City will continue to face substantial road improvement and replacement needs.

**Table 4-2
Near Future Road Improvement Projects
City of Galena Area**

Roadway Section	Proposed Action
<i>Fiscal Year 2002/2003</i>	
Highway 20/84	Expanded to four lanes with a bypass
High St. from U.S. 20 to Hill	Street surface with 2” asphalt
Green St. from High to Prospect	Street surface with 2” asphalt
Division St. from Turn Around to Ridge	Street surface with 2” asphalt
Clay St. from Hickory to Division	Street surface with 2” asphalt
Meeker St. from Bench to High	Street surface with 2” asphalt
High Street from Meeker to West	Street surface with 2” asphalt
<i>Fiscal Year 2003/2004</i>	
McBreems St. from West to Division	Street surface with 2” asphalt
Blackhawk Dr.	Street surface with 1” asphalt
Winnegabo Dr.	Street surface with 1” asphalt
Apache Ct.	Street surface with 1” asphalt
Elm St.	Street surface with 1” asphalt

NOTE: This list does NOT include any of the work to be done in the downtown area that will be TIF funded.

Source: City of Galena 5-Year Capital Improvement Plan.

4.5 Road System Condition

The City of Galena has a completed Capital Improvements Plan (CIP). While the City has not formally adopted this plan, the Department of Public Works has traditionally followed the recommendations in the CIP.

The City of Galena Public Works Department keeps a record of all of the street work that has been completed each year.

As part of the *Downtown Redevelopment Master Plan*, each street in the downtown area was rated utilizing the PASER (Pavement & Surface Evaluation and Rating) System. The analysis provided a comparison on the condition of downtown street segments, and was utilized in the phasing for street reconstruction.

The PASER system, which was designed by the Transportation Information Center of the University of Wisconsin-Madison, rates road surfaces from a scale of 1 to 10. This scale is broken down as follows: “1” and “2”, very poor condition; “3”, poor condition; “4” and

‘5’, fair condition; ‘6’ and ‘7’, good condition; ‘8’, very good condition; and ‘9’ and ‘10’, excellent condition. The rating system gives communities a detailed assessment of the appropriate maintenance method for each street segment under their jurisdiction. The following details the proper road surface maintenance method based on the PASER system’s rating scale: rating 9 and 10, no maintenance required; rating 7 and 8, routine maintenance, cracksealing, and minor patching; rating 5 and 6, preservation treatment (sealcoating); rating 3 and 4, structural improvement and leveling (overlay or recycling); and rating 1 and 2, reconstruction.

Due to the overall condition of the road network within Galena, it is recommended that the City complete a PASER analysis for its remaining streets. This analysis will help determine future road improvement needs and can be included into the City’s Capital Improvement Plan.

4.6 Traffic Accidents

Vehicle accident reports that are filed by local law enforcement departments provide local officials with vital information on where accidents are most likely to occur. These reports are often excellent indicators of problems with street alignments, roadway construction, geometric design of streets, traffic control systems, etc. The number and location of accidents can point towards traffic safety problem areas, which may be alleviated through a variety of measures. A few of the physical alterations and adjustments that can make a specific intersection or area safer include: alterations in the road geometry, enlargement of the intersection turning radii, placement of more prominent signs, relocating access drives, and speed changes.

Tables 4-3a and 4-3b and Map #5 show the locations within the City of Galena from 2000 to 2001 that had four or more intersection related accidents.

Table 4-3a
Intersection Related Vehicle Crashes
City of Galena, Illinois
2000

Intersection	Accidents
4th St. @ River	4
Hwy 20 @ Summit	5
Hwy 20 @ Gear	10
Hwy 20 @ stoplights	4
Hwy 20 @ Chetlain Ln.	7
Hwy 20 @ 4 th St.	4

Source: Galena Police Dept.

**Table 4-3b
Intersection Related Vehicle Crashes
City of Galena, Illinois
2001**

Intersection	Accidents
Hwy 20 @ stoplight	5
Hwy 20 @ Franklin	6
Main @ Hill	4
Hwy 20 @ Gear	4
Hwy 20 @ Irvine	6
Hwy 20 @ 4th St.	4

Source: Galena Police Dept.

4.7 Access Control

As one of its land use control measures, the City maintains a Highway Corridor Overlay District (HCO) “to regulate and control access to Highway 20 from adjacent properties so that the traffic movement function of the highway can be maintained in a safe condition while allowing reasonable access from and to adjacent properties.” This overlay district extends 500 feet on either side of the highway centerline. Once the bypass is complete, the City may wish to adopt an additional overlay district for highway segments located within the one and one-half mile extra-territorial zoning jurisdiction.

4.8 Air Service

The Dubuque Regional Airport is 21 miles from the City of Galena. It has 4 commercial carriers that have 26 flights per day. The airport features private storage, private maintenance facilities, and charter service. The airport does not provide fuel service. The longest runway at the airport is 6,500 feet in length.

4.9 Freight Railroad Service

Currently, the City of Galena does not have freight rail service. The Illinois Central owns lines that extend through the city, but there is no terminal. The nearest terminal is located in Dubuque, IA.

4.10 Passenger Railroad Service

No passenger rail service currently exists within the city, with the exception of occasional special events that operate passenger train service to Galena.

4.11 Community Transportation Services

The Jo Daviess County Transit Authority provides transportation services to the handicapped and elderly. This system is owned by the County and operated by the Jo Daviess Workshop. In addition to the morning and afternoon service throughout the

county, "Demand Response" service is available in Galena 4 days a week, between the hours of 9:30 A.M. and 1:00 P.M. This service is funded through the FTA, IDOT, the County, East and West Galena Townships, and the City of Galena.

Once a month, a "shopping trip" to Dubuque is available. This is funded in the same manner, with the exception of the City of Galena. This system also provides individual rides for medical purposes to Madison, Rockford, Freeport, Galena, Dubuque, and Iowa City. Medical services are funded in the same manner, but Jo Daviess County is the primary funding source.

This system provides service for the Adult Day Care Program, Assisted Living, the Nursing Home, the Pre-School Program, and students with disabilities. There still is potential for new or expanded service for the City, but since the City turned down a one time opportunity for federal and State funding, any new service would be at a higher hourly rate than the current 4 days a week service.

A seasonal shuttle service provides intra-community transportation during the tourist season. Greyhound bus lines provide inter-community service to the City of Galena.

4.12 Non-Motorized Transportation Facilities

The City's Capital Improvement Plan identifies the acquisition of land and development of a recreational trail system. According to the plan, the City will acquire the old railroad right-of-way from Galena to Aiken by means of purchase, easement, and/or lease, then develop this right-of-way into a low impact recreational trail which would follow the Galena River Greenway.

For the City's sidewalk system, a condition assessment program (much like the PASER analysis for streets) should be implemented for the repair and replacement of City sidewalks.

4.13 Freight Carriers

The City of Galena is served by five local freight carriers and seven interstate freight carriers.

Source: <http://www.commerce.state.il.us/communityprofiles/profiles/GALENA.HTM>.

4.14 Issues, Opportunities, and Constraints

- The City of Galena has concerns with downtown parking options. The availability of parking and the ease of finding available parking should be further addressed. The *Galena Downtown Redevelopment Master Plan* puts forth specific steps for addressing this issue further.
- The use of a seasonal shuttle system for tourists in the downtown area has shown success in the past of alleviating some of the parking pressure and should be continued.
- The City of Galena's Public Works Department should formally prepare a pavement condition report, similar to a PASER report.
- Future sidewalk and roadway improvements will need to be undertaken.
- There are concerns over design review and aesthetics along Hwy. 20, especially near the entrances on the northwest and east sides of the community. These entrances are the "gateways" to Galena. The examination of methods and tools to control this will need to be explored.
- The County would like to work with the City on the Hwy. 20 Bypass and the land use issues surrounding it.
- There is a concern of how to control truck traffic and traffic flow along West Stagecoach Trail. Future alternatives will need to be explored.
- As part of the non-motorized transportation system, the City would like a walkway along the Galena River dike along with a connection to some type of community trail system.

PUBLIC AND COMMUNITY FACILITIES AND SERVICES

5.0 Introduction

Public and community facilities and services provided by public or private entities to a community are vital elements in a community's progress and well being. Public and community facilities include local governmental buildings, libraries, educational institutes, and maintenance and storage facilities. Services include police and fire protection, medical, municipal water and wastewater, electrical, natural gas, telephone, and cable.

Facilities and services, provided by the City of Galena or other entities, were evaluated to determine present condition and adequacy to meet the current and future needs of the City.

Public and Community Facilities and Services

5.1 Planning Activities

Capital Improvements Program

The City of Galena, with the assistance of City staff, prepared a 5-year Capital Improvements Plan (CIP) in 1999. The CIP was not officially adopted by the City Council, as many Council members did not want to make the commitment to do all the projects identified. The CIP has been utilized to a certain extent, as many projects that were identified have been completed.

5.2 City Hall

The Galena City Hall is located at 312 ½ North Main Street, adjacent to the Jo Daviess County seat and courthouse.

- The 1999 Comprehensive Plan recommended that the Galena City Hall be relocated to a new facility that would allow expansion and growth for effective service provision and administration.
- The City's capital improvements plan recommended repairs to City Hall. Both options are still a pending issue, as the current location is deteriorating and in need of major repairs.

5.3 City Fire Department

The City Fire Department currently consists of 34 volunteer fire fighters. Facilities and equipment include a firehouse located at the intersection of Bench Street and Hill Street,

six fire fighting vehicles, a public address siren, 2 Civil Defense sirens, radio pagers, and a radio communications system.

The Galena Fire Department maintains a Class A Fire Protection Classification Rating. The City has adopted a Fire Prevention and Protection Classification Ordinance prohibiting the use of combustible exterior building materials in the downtown area. The City also adopted NFPA Life Safety Code 101, 1997 and UFC I&II and have a fire prevention bureau which is made up of two members.

As the community grows, additional equipment and facility improvements will need to be reviewed.

5.4 Highway / Streets / Public Works / Parks Department

The Public Works Department of Galena faces a daunting task; maintaining the street and road network in a community that is heavily impacted by vehicular traffic and difficult terrain.

- The Public Works Garage, as identified in 1999, is unsafe, poorly located, and inadequate.
- The City is looking to relocate the current garage from its existing site near Recreation Park to the south side, near the power plant. This move could happen sometime this year, as the City was recently awarded grant funds from the Department of Natural Resources for modifications to Recreation Park.

5.5 Police Department

Due to the large amount of tourist traffic in the area, the Galena Police Department is under unique pressures. These pressures include the need for increasing levels of service due to higher levels of tourism and a decreasing and aging population, less able to support the department due to lower income levels.

The Galena Police Department is headquartered in City Hall on Main St. The department has 10 sworn officers and a civilian staff of two full time and two part time persons. The Galena Police Department provides 24-hour on duty service, and works in conjunction with Jo Daviess County jail and holding services.

Due to the expected increase in tourism, the City may experience the need for a higher level of police protection services in the future.

5.6 Transfer Stations and Recycle Drop-off Facility

Currently, there is no limit on the amount of recyclable products that may be left at curbside for pick up. Montgomery Trucking accepts aluminum, tin, corrugated board, cardboard, newspapers, magazines, plastics #1 through #7, and clear glass. All recyclables must be kept separate. Residents pay \$7.60 a month for garbage and recycling.

In 1999, Montgomery Trucking, the company responsible for residential garbage pickup, constructed a transfer station for recyclables near Elizabeth, IL. Garbage and recycling collected in Galena is taken to the transfer station and sorted and delivered to its final destination.

5.7 Emergency Medical Service

Quick access to quality medical care in Galena is available at the Galena Health Clinic, Galena Medical Associates Clinic and the Galena-Stauss Hospital with its 24-hour emergency room physician. The Medical Associates clinic office adjoining the hospital has a medical staff of three physicians and a physician's assistant. The Galena Health Clinic has one physician on staff and is associated with the Finley Hospital of Dubuque, Iowa.

Source: <http://www.galenachamber.com/community.htm>.

5.8. Medical Care

The Galena area is served by the Galena-Stauss Hospital. This hospital has 25 acute care beds and offers lab, x-ray, ultrasound, cardiac rehabilitation, and physical and speech therapies. Orthopedic and urology clinics are held each month, conducted by specialists from hospitals in Dubuque, Iowa.

Galena-Stauss Nursing Care Facility houses a 57-bed long-term skilled nursing home. An assisted living facility composed of twelve apartments was recently completed.

Source: <http://www.galenachamber.com/community.htm>.

5.9 Library

The Galena Public Library is located on Bench Street. The library houses more than 23,000 volumes; 3,000 audiovisual materials, including books on tape, video and audio cassettes and CDs; and subscribes to more than 80 periodicals and newspapers. It has an annual circulation of 35,000. The library offers children's programs for preschool and summer reading and an adult book discussion group. The Historical Collections Room contains extensive genealogical resources. The Galena Library has access to materials at more than 100 libraries through its membership in the Northern Illinois Library System.

Source: <http://www.galenachamber.com/community.htm>.

5.10 Educational Facilities

The overall number of school age children has been declining since 1970.

- The 1970-71 school year saw a total public school enrollment in Jo Daviess County of 5,215 students. In 1997-98, the total enrollment was 3,793 students, or, a 27% decrease. (source: Jo Davies County Comprehensive Plan. 1991; p. 18).

Galena Unit School District 120 operates three schools: Galena Primary, Galena Middle, and Galena High School. All three share one large campus.

Galena Primary School houses kindergarten through the fourth grade, and an early childhood program. Enrollment is approximately 310 students and the average class size is 18. Language arts and mathematics are the focal points of the curriculum with physical education, art, vocal music, social studies, science, health, current events, and computer instruction rounding out the student's education. Parents play an active role in the Galena Primary School's PTK (Parents and Teachers for Kids), advisory and support group and as weekly volunteers in the school.

Galena Middle School, serving fifth through eighth graders, is recognized by the state as one of 27 lead middle schools in Illinois. The curriculum emphasizes the basics begun in primary school. Students are prepared for the transition to high school.

Galena High School has approximately 300 students and offers a diverse and strong academic program. There are honors classes in Physics, AP English and AP Calculus for the college bound and career-oriented courses offered through the Jo/Carroll Area Vocational Center in Elizabeth.

The Galena School System offers a full range of special education courses for students who are developmentally disabled.

Young people have a wide range of extracurricular activities from which to choose, including band, chorus, drama, speech contests, and a full roster of sports for both boys and girls.

Higher education is within easy driving distance from Galena. Dubuque, Iowa, 15 miles to the west of Galena, has two colleges – Loras and Clarke – and a university – the University of Dubuque. Through the Tri-College Cooperative, students at Loras College, Clarke College, and the University of Dubuque may take courses at the other institutions. Highland Community College, located in Freeport, Illinois, about 40 miles east of Galena, offers career education, vocational preparation and comprehensive associate degree transfer programs. Through Columbia College, a four year degree program is also available at Highland.

Source: <http://www.galenachamber.com/community.htm>.

The City of Galena is also home to the Tri-State Christian School. This school has been in operation for 10 years. It currently has an enrollment of approximately 200 students, with 15 full time and 8 part time workers. The school has seen increasing enrollment every year it has been in operation. Tri-State Christian has no long term space needs plan and is just now beginning to fill up its original space.

The University of Wisconsin – Platteville offers a wide range of programs that are available to Galena residents. The University also offers a reduced tuition rate to Iowa and Illinois residents that reside within 75 miles of the Platteville and are to be enrolled in a particular major. This waiver reduces tuition by \$1,750 per semester for specific majors. Majors included in this program are: Agriculture, Business, Accounting, Industrial Studies, Technical Communications, Education, Fine Arts, Software Engineering and Computer Science.

Public Utilities

5.11 Water Service

The City of Galena contracts with Environmental Management Corporation (EMC) to operate its water service. Residents pay a base service fee of \$2.50 per month, along with a \$3.30 per 1,000 gallons of water usage.

2000 Water System Study

Prepared in 2000, the *Water System Study* assessed the City's existing water system and provided recommendations for a number of concerns facing the community. These issues included daily water loss (approaching 50%), unreliable meters/non-metered users, pressure issues on the west side of the City, and well capacity issues. Recommendations identified in the *Water Systems Study* will be included and integrated with this Comprehensive Plan.

Municipal Wells

The City of Galena has two well houses, with treatment consisting of phosphate injection, chlorination and fluoridation. Well house #5 (at the Franklin Street water tower) has a submersible pump producing 1,500 gpm and discharges to the 450,000 elevated tank located near the school. Well house #6 produces 1,000 gpm discharging directly to the distribution system and is located on Gear Street near Route 20.

The City is currently planning for construction of a new well. It is estimated that construction on well #7, located at the Industrial Park, will begin in the fall of 2003. This project also includes the construction of a new, elevated storage tank at the same location. The construction of this new well will help eliminate concerns over capacity issues identified in the *2000 Water System Study*.

Booster Stations

The City's water distribution system consists of two booster stations and six pressure reducing stations. Booster station #1 is located on Highway 20 opposite Franklin Street; and the second is located on Bouthillier Street near General Grant's home.

Distribution System

The City's water distribution system consists of approximately 21 miles of four, six, eight, ten and twelve inch pipe of cast iron, ductile iron and PVC. According to City staff, the water distribution system is continually upgraded, especially within the older sections of the community where original cast iron still exists.

According to the *Downtown Redevelopment Plan* the majority of the existing watermain system is cast iron and bedded in mine tailings. Because of its age and condition the system has a history of leakage due to corrosion. The *Redevelopment Plan* recommended that all downtown water mains be replaced.

As identified in the *2000 Water Systems Study*, approximately 800,000 gallons of water is being pumped per day. However, only 75% of this flow is reaching the wastewater treatment plant and approximately only 50% is billed by the City. As suggested in the *Water Systems Study*, these two factors indicate that the City has an on-going leaking/system integrity issue, and suggests un-metered users and faulty, neglected meters contribute to the lost water usage billing.

Reservoir(s)

The City of Galena's water storage facilities are comprised of the following: a 450,000-gallon elevated storage tank, located near the school; a 750,000-gallon standpipe located on Dodge Street; and a 300,000-gallon underground tank located at Horseshoe Mound. The City is planning for a new 500,000-gallon elevated tank to be constructed at the Industrial Park.

Future Improvements

The City is planning a new 500,000-gallon elevated storage tank, along with a new well, at the Industrial Park located at the west edge of the City. All the design work for the project has been completed, and the City is in the process of applying for the appropriate construction permits. Construction is tentatively planned for Fall 2003. Table 5-1 outlines other future water system improvements, as identified by the City of Galena. Appendix B provides a more extensive list of future water system needs, as compiled by the City of Galena. This information will prove very useful in the development of a CIP.

Table 5-1
City of Galena Water Improvements

Improvement	Fiscal Year	Estimated Cost
Water Meter Replacement	2000 – 2001	\$100,000
Pressure Reducing Station Rehabilitation	2000 – 2001	\$36,000
Water Meter Replacement	2002 – 2003	\$100,000
West Side Well No. 7	2002 – 2003	\$281,000
West Pressure Reducing	2002 – 2003	\$30,000
East Pressure Reducing Station	2004 – 2005	\$60,000
Main Extension to Tower, 2,400	2004 – 2005	\$107,000

Source: City of Galena

5.12 Wastewater System

2000 Wastewater Facilities Plan

Prepared in 2000, the *Wastewater Facilities Plan* evaluated the City's wastewater system and provides both short and long-term planning for the wastewater collection system, conveyance, and treatment systems. The *Facilities Plan* evaluated existing conditions, future growth and flow expectations, provided recommendations for the City, as well as fiscal and environmental recommendations along with possible funding options. Recommendations identified in the *Wastewater Facilities Plan* will be included and integrated with this Comprehensive Plan.

Wastewater System

The City's existing collection and conveyance system were constructed between 1900 and 1998. The *2000 Facilities Plan* identified a number of deficiencies in these systems, particularly in the downtown area. Issues surrounding infiltration/ inflow of groundwater into the collection and conveyance system were also identified in the downtown area.

The existing treatment plant was constructed in 1963 with an average design flow of 1 million gallons per day, with a maximum design flow of 2.5 million gallons per day. As identified in the *Facilities Plan*, the City's existing wastewater treatment plant has outlasted its useful life. The current location of the existing plant is not suitable for adaptation and expansion to serve the future growth of the City. The plant has a number of deficiencies as identified by the Illinois Environmental Protection Agency, and the City's National Pollutant Discharge Elimination System (NPDES) Permit contains a compliance deadline to meet effluent ammonia limits of January 1, 2003. Based upon the above information, the *Facilities Plan* recommended alternative is to relocate the treatment plant south of the City on property currently owned by the City. The new location would require a new transportation system to transport the wastewater to the new site.

The City of Galena is in the process of constructing a new wastewater treatment plant and conveyance system. This plant will have a 1,170,000-gallon per day capacity, with a peak capacity of 4,570,000-gallons. The treatment plant will be situated 1 mile south of the City. The new plant includes influent pumping, screening, oxidation ditches, final clarification, ultraviolet disinfection, bio-solids handling facilities and outfall. The 1.5-mile conveyance system will transport wastewater from the existing plant to the new site. This will include a force main, interceptor sewer and modifications to the existing lift station. The facilities plan also recommends abandoning the existing plant, and converting the existing pumps into a pumping station, which will pump the wastewater to approximately Spring Street, and construction of a gravity sewer for the remaining distance to the new plant location.

Construction on the new wastewater treatment plant and the conveyance system started in the fall of 2001, with completion scheduled for the end of 2002.

The development of new wastewater management facilities has a tremendous financial impact on the City of Galena. The City of Galena contracts with Environmental Management Corporation (EMC) to operate its sanitary sewer service. Residents pay a base service fee of \$4.90 per month, and a user fee of \$3.60 per 1,000 gallons used. In September 2002, the user fees will increase to \$7.30 for the base service fee, and \$4.47 per 1,000 gallons used. Residents who utilize sanitary sewer but not water pay a flat fee of \$31.44 a month. Businesses that utilize sanitary sewer but not water pay a flat fee of \$52.00.

Sanitary Sewer System

There are approximately 80 residences located within the City that are still on private septic tanks. There are also some residences that utilize the crevass system for disposal of their sanitary sewer waste. In these instances, the home is usually built on large rocks, and/or over old mines, which contain many crevasses. Sanitary sewer refuse is disposed of through these crevasses and into the ground below.

The 1999 CIP has identified those residences that are not connected to the City's sanitary sewer system. One such project, the sanitary sewer extension project on High Street, hooked up several residents to the City's system. It should be noted that areas highlighted in the capital improvements plan are currently on hold, due to the construction of the new wastewater treatment facility.

Sanitary Sewer Lift Stations

The City of Galena has two sanitary sewer lift stations. One is located in the Industrial Park and the second is located in the Plum Subdivision off Highway 20, across from the Industrial Park.

Collection Lines

The City of Galena's sanitary sewer system consists of approximately 19 miles of predominantly eight inch and some six, ten, twelve, fifteen and eighteen inch pipes of clay, concrete and PVC.

The City of Galena has identified the need to maintain their sanitary sewer system and their storm sewer system. The City has developed a 5-year plan with Municipal Pipe to clean a standard amount of linear feet of sanitary sewer and storm sewer mains each year.

5.13 Storm Sewer System

The City of Galena has a unique terrain and situation that makes storm water issues vitally important.

- Rapid runoff from the surrounding watersheds, and the Galena River dike, which functions as a dam, trapping water in the downtown, forces storm water management to be a critical issue in Galena.
- The existing capacity of the Galena storm water system is not sufficient to handle a heavy rainfall. A 10 to 20 year storm in the Franklin Street watershed would exceed the pumping capacity of the dike pumps and cause flooding in the downtown area.
- The construction of storm water detention basins, additional storm water conveyance structures, and increased pumping capacity for the dike are all necessary improvements to prevent extensive flooding in downtown Galena.
- The City has constructed and installed several pressure storm sewer grates at integral locations throughout the City to handle excessive water flow from the high elevation areas. The CIP has identified various storm sewer management projects, and the City just completed the Highway 20 storm sewer management project last year.

Galena has adopted a stormwater management plan, which outlines the future construction of stormwater detention basins, additional stormwater conveyance systems, and increased pumping capacity for the dike.

5.14 Electrical Service

Alliant Energy provides electric service to the City of Galena.

5.15 Natural Gas Service

Northern Illinois Gas provides natural gas service to the City of Galena

5.16 Telephone Service/Telecommunications

Local phone service is provided to the City of Galena residents by SBC Ameritech. SBC Ameritech has digital switching and fiber optic lines available.

5.17 Cable Service

Mediacom provides cable service and internet service to the City of Galena. Mediacom also provide high speed internet access and fiber optics.

5.18 Issues, Opportunities, and Constraints

- Residences that are not currently served with City sanitary sewer should have this service installed to protect the public health and safety of the community.
- Updating, implementation, and code enforcement of all septic/sewerage related ordinances is needed for the City.
- The 5 Year Capital Improvements Plan (CIP) should be formally adopted to better serve the community, while also providing consistency during times of City Council turnover.
- The *City of Galena's Downtown Redevelopment Master Plan* highlights downtown area infrastructure improvements to provide protection from decay.
- The City needs to continue implementing recommendations identified in the *Downtown Redevelopment Master Plan*. Incorporate additional improvement needs and upgrades into the CIP on an annual basis.
- As part of the City's *Downtown Redevelopment Master Plan*, it was recommended that all overhead utility lines along Commerce Street be replaced with an underground system. At the time of this plan, utility lines along Commerce Street are scheduled for underground replacement.
- Stormwater detention issues face the downtown business district.
- Increased development will create additional stormwater management issues. The City will need to further address stormwater control and management issues.
- Continue street resurfacing program, per the City of Galena Five Year CIP.
- Flood control issues should continue to receive full support from the City.
- The City's water distribution system leaks tremendously. With approximately 50% of well production being billed, there are large leaks that lead to higher pumping costs and affect the City's ability to fight fires.

-
- The wastewater collection system downtown has a few remaining cross connections with the storm water system.
 - Ameritech and Mediacom are willing to transfer their existing transmission lines from the old poles in the downtown to the new facilities installed by Alliant Energy. This will allow the lower, older poles to be removed.
 - Residences that are not served by sanitary sewer would most likely require a lift station to be served.
 - Currently, homes that are built over 250 feet from a sewer line do not have to connect to City sewer services.
 - The City has not mandated connection of unsewered residences, as the costs are frequently very high. Possible interim solutions for these “crevass” systems is the use and implementation of holding tanks or other system to control waste.
 - The issue of relocating or rebuilding City Hall still exists.
 - Both the fire and police departments will need additional equipment and staff needs as the community grows. These needs should be built into the CIP plan. There is also a possible need for a future fire station on the City’s east side.
 - Recycling concerns – types of material collected/selected. There is a need for more materials to be collected. What is and is not picked up needs to be clarified.
 - Refuse – Look for multiple drop points in the downtown area rather than each business putting garbage individually.
 - Medical care – additional nursing care will be needed.
 - Physician needs – There has been a loss of physicians due to budget concerns.
 - There are 12-new assisted living units, 42 new senior apartments being constructed behind the hospital. Presently, large tax breaks are available for senior housing.
 - Schools – concerns over declining enrollment; cost of services; cutting of staff. Computer programming cuts in the school (not good for the promotion of hi-tech).
 - Leadership program at Highland Community College has been successful – promote these kinds of relationships to spur economic growth and development, etc.

RECREATIONAL, HISTORICAL, ARTISTIC, AND CULTURAL RESOURCES

6.0 Introduction

The purpose of the recreational, historical, and cultural resources element of a comprehensive plan is to provide a community with an inventory of existing parks and recreational facilities, natural resource assets, and historically and culturally significant places and events found within the community. In addition, the element will provide an assessment of current and future needs and desires in regards to these resources.

6.1 Recreational Resources

Galena Triathlon / Duathlon

The Galena Triathlon and Duathlon are held in various locations throughout Jo Daviess County. The triathlon begins with a 700-yard swim in the Apple Canyon Lake while duathletes run two miles. Then all athletes ride their bikes for seventeen miles through the hilly countryside on Stagecoach Trail. On the outskirts of Galena, contestants leave their bikes at Recreation Park and run the final four miles, returning to the park for the finish line. (source: <http://www.galenachamber.com/community.htm>.)

Arts and Recreation Center

The Art and Recreation Center, located on Bench Street, plays an important role in the recreational life of Galena. The facility has a full size gymnasium, a dance and karate room, an art room and a preschool room. Outside, a playground and basketball court are available. The center offers a myriad of programs including fitness conditioning, volleyball league, yoga, aerobics, and flag football. The center organizes softball leagues and youth baseball programs. (source: <http://www.galenachamber.com/community.htm>.)

Existing Plans

City of Galena Downtown Redevelopment Master Plan

The City of Galena completed the *City of Galena Downtown Redevelopment Master Plan* in 2001. This plan was a comprehensive look at the downtown area, including utility information, street analysis, signage, parking counts, economic analysis, and much more. This plan was adopted by the City Council and is currently being implemented in the downtown area.

Jo Daviess County Outdoor Recreation Plan

Jo Daviess County has an Outdoor Recreation Plan. This plan can be obtained from the Jo Daviess County offices.

Recreation Park Renovation

The City received an Open Space Land Acquisition and Development (OSLAD) grant from the Department of Natural Resources in the amount of \$399,640 for renovations to its existing Recreation Park. Total project is estimated at \$799,279, with the 50% leverage funds coming from the City.

The project objective is to renovate the City-owned 33 acre Recreation Park as a family recreational park. Renovation includes: partial closing of the existing loop road; reconfiguration of the remaining section of road with additional parking areas to be developed; correction of drainage problems; new pavilions; a skatepark; a BMX park; children's playground; basketball courts; equipment to convert one basketball court to ice skating rink in the winter; replacement of aging baseball field backstop; handicapped accessible walkways; a fitness walking loop; and, necessary support facilities for a family park environment to meet the recreational needs of the community's residents and visitors.

Design and surveying work are in the process of being completed. The City hopes to have the project ready to be bid winter 2002, with construction commencing in spring/summer 2003. The project must be completed by June 2004, which is the grant contract deadline.

Galena River Boat and Canoe Landing

The City received a Boat Access Area grant from the Department of Natural Resources in the amount of \$125,000 for the development of a boat landing area along the Galena River. The proposed landing is located on the east side of the Galena River south of the Highway 20 bridge. Total project costs are estimated at \$138,000, with the City funding the remaining balance of \$13,000.

The project entails constructing a dock made of local limestone blocks, similar in design to 19th century wharfs, on the Galena River. The project includes a concrete launch ramp, floating docks, sidewalks, parking lots, picnic/rest area, lighting and landscaping.

Preliminary design plans have been submitted to the Department of Natural Resources and are awaiting approval. The City hopes to bid the project out soon, with construction commencing in the Fall. The grant contract deadline is June 2004.

Bike Trail Plan

The City has been in the process of planning a bike trail along the Burlington Northern and Santa Fe Railroad corridor that runs from the Highway 20 bridge south to the Mississippi River. The trail consists of approximately 61 acres and will start at the newly constructed Galena River boat and canoe landing area and will end at the Mississippi River. The City has received \$180,000 in the form of an OSLAD grant from the Department of Natural Resources to acquire the property. The City has finalized acquisition of the property.

Future Plans

Preliminary ideas are being discussed for the development of a future walking path along the Galena River. The City would like to create a walking path that ties in Recreation Park with the new boat landing and the bike trail. The walking path would be located on the west side of the Galena River along with the dike, and would start at the floodgates, connecting the new boat landing area and the proposed bike trail. The path would end at the old blacksmith shop, where walkers can easily get to Recreation Park at the north end of the City. It has been recommended that this path be extended to Recreation Park to allow people to walk on the path, instead of City streets.

Park and Open Space Resources

Recreation Park and Alice T. Virtue Memorial Pool and Water Park

Family fun is provided at the Recreation Park and Alice T. Virtue Memorial Pool and Water Park. The parks are located on the north side of town and have softball fields, volleyball courts, horseshoe pits, a playground, picnic tables and shelters. The water park has a 9,500 square-foot, zero depth swimming pool, a 131-foot water slide, and a 1,500 square-foot wading pool. (source: <http://www.galenachamber.com/community.htm>.)

Grant Park

Grant Park is the oldest City park, with a gazebo, fountain, and a pavilion. There is a statue of Ulysses S. Grant, donated by H. H. Kohlsaas, dedicated in May 1891. The fountain was presented by the Ladies Auxiliary in May of 1891 as well. The gazebo (bandstand) was constructed in 1900.

Galena River Greenway System

The Galena River Greenway System is an extensive system of open space along the Galena River. Preliminary ideas of best utilization of this space are being circulated and discussed.

Tot Lots

The City of Galena currently operates and maintains two tot lots.

James T. Wiene Memorial Park

In 1997, the Township of West Galena acquired 31 acres of land along Ferry Landing Road for the development of a new park. This property was owned by the James T. Wiene Estate, and the Township of West Galena purchased 21 acres at a reduced price, and the remaining 10 acres were donated.

The first facilities included soccer fields for the growing American Youth Soccer Organization (AYSO) program. Five AYSO-sized fields, which could also be used as 2 official-sized fields, were constructed. Over time, additional facilities were added. They include: two baseball diamonds with lights and scoreboards (1 full sized and 1 regulated little league sized); a basketball court, restrooms, concession stand and pavilions. Funds

to pay for these facilities came in the form of OSLAD grants, donations, fundraisers and loans.

The Township of West Galena has additional plans for the remaining land that includes the following: a tee-ball field, volleyball courts, more picnic pavilions, and complete landscaping. The Township of West Galena's would like this park to be more family-oriented. The plans call for picnic pavilions close to the ball diamonds so families can have lunch or supper while watching a game.

6.2 Historical and Cultural Resources

NOTE: The following is a list of some of the cultural and historical resources that exist in and around the City of Galena. This list is meant to provide a representative sample of the opportunities that exist in the community. Interested parties can contact the Galena Chamber of Commerce and the Jo Daviess Convention and Visitors Bureau for a complete list of the historical and cultural opportunities that exist in the Galena area.

Cultural Resources

First Friday

The natural beauty of Jo Daviess County, combined with the history and nineteenth century architecture that has been preserved in Galena, has attracted many artists, photographers and craftsmen to the community. Many of the artisans have remained to make their homes here. As a result, Galena features numerous art galleries and studios, both downtown and in the artists' homes. "First Friday" exhibits of the Galena Artists Guild showcase the work of a different guild member each month and are held on the first Friday of the month. (source: <http://www.galenachamber.com/community.htm>.)

Galena Arts Festival

The Galena Arts Festival is held annually in July in Grant Park. It features over 100 artists and crafters and is a juried art show.

Halloween Parade

The annual Halloween Parade is sponsored by the Chamber of Commerce and features bands, floats, and costumed residents.

Country Christmas

The four weekends following Thanksgiving feature numerous events and activities as a part of the Chamber of Commerce-sponsored "Country Christmas". The most magical night of the year is the Night of Luminaria in December. Over 5000 lighted luminaries trace the Galena River levee and dike, and the steps and hillsides throughout the city. The candles are lit at 6:00 p.m. on the last Saturday before Christmas. (source: <http://www.galenachamber.com/community.htm>.)

Galena Art Theater

Galena Art Theatre is a 40-year old community theatre, proud to bring live family entertainment to Galena. Three productions per season are presented in Turner Hall. (source: <http://www.galena.org/music.cfm>)

Main Street Players Theater Company

This energetic theatrical troupe performs on various weekends from March through December at various Galena area locations. Previous programs have included dramas and musical comedies such as "Quilters", "Cotton Patch Gospel", "The Orphan Train" and "Sylvia". A perennial favorite is "Remembering Old Galena", an MSP original musical on Galena's colorful history. The Main Street Players have been performing musicals, comedies, dramas and mysteries for 14 years at various locations in the community and at the Sinsinawa Mound Theater in nearby Sinsinawa, Wisconsin. (source: <http://www.galenachamber.com/community.htm>.)

Boy Scout Pilgrimage

The Boy Scout Pilgrimage takes place at the end of April. This event is attended by Scouts from across the United States. The Pilgrimage coincides with the weekend of President U.S. Grant's birthday. The year 2003 marks the 49th year of the Pilgrimage.

Home Tours

Home Tours take place in June and September. These tours allow residents and tourists to walk through some of the historic homes in the City of Galena.

Country Fair

The Country Fair occurs at the end of April over Columbus Day weekend. It consists of a craft fair in Grant Park and attracts approximately 40,000 tourists to the Galena area. In past years, a train ran from Chicago to Galena. However this has not been the case in recent years.

Annual Garden Walk

The Annual Garden Walk is a chance for residents and visitors to the City of Galena to tour five private gardens and the volunteer maintained gardens at the Galena Public Library. The event takes place from 10 AM until 6 PM.

Galena Cultural Art Alliance

The Galena Cultural Arts Alliance's mission is to establish Galena as a center for the arts. The Arts Alliance provides membership to the Galena Artists Guild, the Galena Art Theatre, the Friends of the Galena Public Library, the Galena Historical Society, the Galena Melodrama Theatre, the Main Street Players, the Grace Church Arts Council, the Festival of the Performing Arts, and the Galena High School Drama Club. All of these groups sponsor cultural events designed to present the work of their members throughout the year.

Historical Resources

The following is a list of some of the major historic structures in the City of Galena. This list should not be considered complete, and is provided to highlight the City of Galena's strong tie with its history.

Nearly 85% of the developed land of the City of Galena is in one of the country's largest National Register Historic Districts. By ordinance, all exterior improvements to structures within the district require a historic preservation permit to assure compliance with minimum historic preservation standards.

Discussions have begun in the City about working toward changing the designation of the City's Historic District to that of a "National Landmark District". This change in designation would require the creation of a Certified Local Government, and would allow greater access to Federal Historic Preservation dollars.

Turner Hall

Galena's historic Turner Hall, located on Bench Street one block west of downtown, is home to Galena Art Theater and its live performances as well as comedy, drama and musical groups sponsored by the City of Galena. (source: <http://www.galenachamber.com/community.htm>.)

Ulysses S. Grant Home

On August 18, 1865, Civil War hero General U.S. Grant was presented this home upon his return to Galena. Much of the furnishings were used by Grant and his family. The home has been restored as it appeared during the post-Civil War period and the Grant Presidency. It was given to the City of Galena in 1904 by Grant's children. Owned and operated by the Illinois Historic Preservation Agency. (source: <http://www.galena.org/historic.cfm>.)

Washburne House State Historic Site

This Greek Revival home was built in 1843 by Elihu B. Washburne and received major additions in 1859 and 1860. The entire first floor has been restored to tell the story of the man who did more to advance the cause of Ulysses S. Grant than perhaps any other. Washburne practiced law in Galena until elected to the U.S. Congress in 1852. He became a close associate of Lincoln and a strong supporter of U.S. Grant. After the war, it was in his library that Grant received word of his election to the presidency in 1868. Owned and operated by the Illinois Historic Preservation Agency. (source: <http://www.galena.org/historic.cfm>.) The home is currently closed for renovation and restoration.

The Old Market House State Historic Site

This 152-year-old building was the center of community life during Galena's most prosperous era. Locals selling produce filled the front with wagons; inside, the main floor was divided into market stalls. Upstairs, the city council conducted business and the cellar housed the city jail. The Old Market House recently reopened after an extensive

renovation of the structure. A new exhibit of the Old Market House from past to present is featured along with seasonal exhibitions. Owned and operated by the Illinois Historic Preservation Agency. (source: <http://www.galena.org/historic.cfm>.)

Galena / Jo Daviess County History Museum

Housed in an 1858 mansion, this is a great place to start your Galena visit. Shown hourly is a fascinating video on Galena's history. Special exhibits feature Grant and the Civil War, mining, steamboating, clothing, geology, toys, dolls and agriculture. Book, antique and gift shop. (source: <http://www.galena.org/historic.cfm>.)

Galena Public Library and Historic Collection

The library was endowed by the Felt family and built in 1907 in the Greek Revival style. The reading room features a mosaic fireplace in a wisteria pattern, done in the style of Frank Lloyd Wright and the Prairie School of architecture. The extensive historic collection includes documents and genealogical materials, many on microfilm, Galena newspapers from 1834, records of births, deaths, burials, marriages; ledgers and maps. (source: <http://www.galena.org/historic.cfm>.)

Galena Post Office and Customs House

Built in 1857-59 from Nauvoo limestone by General Eli. S. Parker, a Seneca Indian who served on Grant's staff. This Renaissance Revival building is the second oldest continuously operating post office in the United States and the first to be named a "Great American Post Office" by the Smithsonian. (source: <http://www.galena.org/historic.cfm>.)

DeSoto House Hotel

After opening its doors in 1855, the DeSoto House Hotel soon became known as "the best hotel west of New York City for its sumptuous accommodations and meticulous service". After major renovations in the 1980's, the DeSoto offers guest rooms, restaurants, parking ramp, lounges, meeting facilities and ballroom. Listed on the National Register of Historic Places. (source: <http://www.galena.org/historic.cfm>.)

The Belvedere

Italianate mansion built in 1857 for J. Russell Jones, Ambassador to Belgium. Furnished with Victorian pieces, items from Liberace's estate, and the green drapes from "Gone With The Wind." (source: <http://www.galena.org/historic.cfm>.)

Apple River Fort State Historic Site

The Apple River Fort was attacked by Black Hawk and his warriors on June 24, 1832. The reconstructed Fort and its Interpretive Center describes the area's Native Americans, its early miners, and the conflict that grew into the Black Hawk War. Special events and living history throughout the year. (source: <http://www.galena.org/historic.cfm>.)

The Marine Hospital

This Italianate structure was constructed in 1857 and is located southeast of the City of Galena. Ammi B. Young was the architect of this building, with Geiger and Joyce acting

as contractors and the Government superintendent was Eli S. Parker. The hospital was open until 1865. In 1868, it was converted to a German – English Normal School.

Illinois Central R.R. Passenger Depot

This Italianate structure was constructed in 1857 by C. B. Denio. It is located on Park Avenue and Bouthillier Street. This building is currently the home of an information center for the City of Galena.

East Galena Township Hall

East Galena Township Hall was constructed in 1871 and is located at 725 Park Ave. It was, and still is, owned by the Township of East Galena.

Seminary Hill School

The Seminary Hill School was constructed in 1878 in the Italianate style at a cost of \$3,750. The first owner was the City of Galena and the structure was used for the School Board. The building is located on High and Jackson Streets.

Blacksmith Shop

This structure was constructed as a blacksmith shop 1897 by Louis Readell and has remained in that use ever since. The blacksmith shop is one of two remaining original blacksmith shops in the State of Illinois.

Archeological Resources

Gramercy Park in East Dubuque is the location of 26 ceremonial and burial mounds from the Hopwell Native American Culture, dating from between 200 – 500 A.D.

Prior to a development moving ahead in the City of Galena, an archaeological survey must be completed to ensure that no sensitive areas will be disturbed on the land that is to be affected by the development.

6.3 Issues, Opportunities, and Constraints

- The City of Galena should continue to implement the “City of Galena Downtown Redevelopment Master Plan”.
- The Township of West Galena has developed a sports park that contains 2 baseball fields and 4 soccer fields.
- The State of Illinois has plans to make the Grant Home site a United State Library, with potential to become a Presidential Library.
- The Galena / Jo Daviess County History Museum contains a reconstructed lead mine that is open for tours.
- The recreation trail could connect with the Grand Illinois Bike Trail.
- There is a need to form a Park District to maintain the existing parks in the City of Galena.
- A proposed park district could be regional in nature, as it could encompass all regional parks for maintenance, acquisition, and upgrades.
- The City of Galena currently does not have a parkland dedication ordinance for new residential subdivisions.
- The City of Galena could adopt a parkland dedication ordinance, and could also accept fees in lieu of dedication to help maintain current park areas.
- The City does not currently have the staff or maintenance dollars to keep up an extensive system of parks.

NATURAL RESOURCES

7.0 Introduction

Natural resources, including soils, topography, surface water resources, and other natural features, have a profound effect on a community's development. These physical features directly or indirectly constrain or encourage growth; for example, soil types often affect the ability of a community to provide high quality water and wastewater services. The natural resources that occur in certain areas are often a primary factor in the establishment and growth (or decline) of communities.

Natural resources are often interrelated, and a disturbance in one area can potentially affect other areas. From a planning standpoint, it is important to understand these interrelationships, and the role that natural resources play in determining a community's future development. The following element profile describes the natural resource characteristics found within the Galena area.

7.1 Topography

The City of Galena's topography is primarily the result of water erosion of the underlying bedrock. This erosion is evident in Galena as it lies in the "driftless" region. The driftless region was bypassed by the most recent advancement of glaciers. The region has been slowly eroded over 10 million years, and as such, exhibits a very rugged topography. The driftless region contains parts of northwestern Illinois, southwestern Wisconsin, northeastern Iowa, and southeastern Minnesota. The topography of Galena ranges from 600 feet above sea level along the Galena River to 900 feet in elevation near the Galena High School on the northern edge of the community. *Source: Comprehensive Plan of Galena, Illinois. 1991.*

Map #6 outlines the topography within the City and its planning area, and identifies those areas that are classified as having slopes in excess of 10 percent. The majority of the City and planning area have slopes in excess of 10 percent. The flattest areas are found along the Galena River and surrounding stream/river bottoms. Within the City's planning area, additional flat areas under 10 percent slope are found west and northwest of the City.

While steep slopes can provide attractive views and recreational opportunities, various types of land use and building development can be adversely impacted. Because of terrain issues in the Galena area, growth and development into outlying areas may require the construction of additional lift stations and pressure districts, increase the cost for developed lots, and possibly require erosion control measures.

7.2 Wetlands

Wetlands are defined as those areas between terrestrial and aquatic systems where the water table is at, near, or above the land surface for a significant part of most years, and include marshes, mudflats, wooded swamps, and wet meadows. The presence of

wetlands in an area can limit the type of development that can occur. Developments in wetland areas are regulated by the Illinois Department of Natural Resources and in some cases U.S. Army Corps of Engineer.

Wetlands exist along the Galena River throughout the City and its planning area, as shown in Map #6. These wetlands grow in size and frequency as the Galena River approaches the junction with the Mississippi River to the southwest of the City.

7.3 Flood Hazard Areas

The Galena River is highly susceptible to flooding by both storm water and snow melt. Galena's location only 4 miles upstream from the Mississippi River makes it accessible to backwater flooding from the Mississippi River. In addition, flash flooding and stormwater flooding from the Galena River watershed are common. *Source: Comprehensive Plan of Galena, Illinois. 1991.*

The 100-year floodplain of the Galena River encompasses a large area of undevelopable land, cutting the community in half. A large portion of this land contains the dike which is controlled and regulated by the Army Corps of Engineers. Other areas within the floodplain, located south of the City to the Mississippi River, exist as natural areas (see Map #6).

A 100-year flood hazard area is defined as an area in which there is a one percent chance of a flood occurring in any given year, while the 500-year flood hazard area has a 0.2 percent chance of a flood occurring in any given year. Due to the potential for property damage and health and safety risks, there are restrictions on development within designated flood hazard areas.

7.4 Surface Water Resources

The only surface water body in the City of Galena is the Galena River (Map #6). This river was once 275 feet wide during the riverboat era of the 1850's. Today, the river is approximately 30-40 feet wide and ranges in depth from 1-6 feet. Galena is approximately 4 miles upstream from the Mississippi River.

The reduction in size of the Galena River is primarily the result of two factors. The first factor was the construction of Lock and Dam #12 at Bellevue along the Mississippi River. The dam raised the water level on the Mississippi River reducing the slope and energy of the Galena River. Over time the raised water elevation prevented the Galena River from cleaning itself of eroded soil deposits and eventually silted in. The second factor was poor farming practices during the last century allowing heavy erosion to occur and be deposited in the Galena River.

Today, the Galena River is classified by the Army Corps of Engineers as "Historically Navigable" to the Highway 20 bridge. It would require considerable dredging and widening to permit any commercial reuse.

The entire City of Galena lies within the Galena River watershed which is further divided into sub watersheds. The north fork and the south fork are the two primary watersheds contributing to the Galena River.

Surface water resources, such as the Galena and Mississippi River, play an important economic role for communities. Recreational opportunities, including swimming, boating, and fishing attract tourists from outside the region. Recreational opportunities are successful because of the high water quality. Protection is necessary to maintain that high quality. Any growth and development along the Galena River, its tributaries and watershed should take into account the impact on the natural systems, and address potential pollution problems through natural resource management practices such as shore land buffers and environmental corridor protection. Additional management practices should also be designed to control storm water runoff rates and discharge quality to help protect these water resources.

Source: Comprehensive Plan of Galena, Illinois. 1991.

7.5 Soils

To better guide development and land use within the City of Galena it is important to know and understand soil properties and their limitations. Soil properties affecting potential land use decisions include depth to bedrock, slope, drainage/permeability, shrink-swell potential, and flooding. Soil characteristics can vary widely across a given area, but generalizations can be made based a soil series or association. A soil series has profiles that are almost alike, while a general soil association is made up of two or more geographically associated soils.

Soil data has been collected by the Natural Resource Conservation Service (NRCS) and compiled into the Jo Daviess Soil Survey, as shown in Map #7. From the soil survey, four dominant soil associations were identified within the City and its planning area. The soil associations found include the Fayette-Palsgorve-Rozzetta, Dubuque-Lacrescent-Dunbarton, Rozetta-Eleroy-Derinda, and Wakeland-Dorchester-Birds. The NRCS defines these soil associations as follows:

Fayette-Palsgorve-Rozzetta: Deep, gently sloping to very steep, well drained and moderately well drained silty soils. The sloping soils in this association are well suited to poorly suited on-site sanitary facilities. Major limitations include a high water table, restricted permeability, shrink-swell potential, and excessive slope. In some areas wetness and the depth to bedrock are limitations for dwellings with basements.

Dubuque-Lacrescent-Dunbarton: Shallow to deep, sloping to very steep, well drained, silty soils. Most areas of this association are used for crops or hay. Erosion is a major hazard on steep slopes. The sloping to very steep slopes are generally poorly suited for on-site septic facilities, and dwellings with or without basements. Depth to bedrock, poor filtering capacity, slope, and shrink-swell potential are the major limitations.

Rozetta-Eleroy-Derinda: Deep and moderately deep, gently sloping to very steep, moderately well drained, silty soils. The sloping to very steep slopes are generally poorly suited for on-site septic facilities, and dwellings with basements. Depth to bedrock, poor filtering capacity, slope, and shrink-swell potential are the major limitations.

Wakeland-Dorchester-Birds: Deep, nearly level, moderately well drained to poorly drained, silty soils. Due to seasonal high water table and flood hazards this soil association is generally unsuited to on-site septic facilities and dwellings.

Restrictive features for a given soil property identified above are rated slight, moderate, or severe. The limitations are considered *slight* if soil properties and site features are generally favorable for the indicated use and limitations are minor and easy to overcome; *moderate* limitations if soil properties or site features are not favorable for the indicated use and a special planning or design is needed to overcome the limitation; and *severe* limitations if soil properties or site features are so unfavorable or difficult to overcome that special design and significant construction costs are required.

The building site development and sanitary facility limitations for each soil type found in the City of Galena are detailed in Table 7-1. Severe limitations for dwellings with basements and septic tank absorption fields are graphically depicted on map #8. For septic tank absorption fields, soil properties are evaluated for absorption of the effluent in addition to the construction of the system. Septic system suitability ratings for the area are generally listed as severe throughout the City.

For construction of dwellings with basements, soils are rated for dwellings less than three stories in height built on shallow foundations on undisturbed soil. Soil suitability ratings for dwellings are determined by several factors, including a high water table, flooding, and/or shrink-swell potential.

Table 7-1
Building Site Development and Sanitary Facility Limitations in the Galena Area by
Soil Types

Soil Type	Dwelling without Basements	Dwellings with Basements	Small Commercial Buildings	Local Roads and Streets	Septic Suitability
1334	Severe	Severe	Severe	Severe	Severe
175B	Slight	Moderate	Moderate	Slight	Severe
175D2	Moderate	Severe	Moderate	Moderate	Severe
261	Severe	Severe	Severe	Severe	Severe
274B2	Slight	Slight	Severe	Slight	Moderate
274C2	Slight	Moderate	Severe	Slight	Severe
274D2	Moderate	Severe	Severe	Moderate	Severe
274E2	Severe	Severe	Severe	Severe	Severe
274F	Severe	Severe	Severe	Severe	Severe
279B	Moderate	Moderate	Severe	Slight	Moderate
279C2	Moderate	Moderate	Severe	Slight	Severe
279D2	Moderate	Severe	Severe	Moderate	Severe
280B2	Moderate	Moderate	Severe	Slight	Moderate
280C2	Moderate	Moderate	Severe	Slight	Severe
280D2	Moderate	Severe	Severe	Moderate	Severe
280E2	Severe	Severe	Severe	Severe	Severe
280F	Severe	Severe	Severe	Severe	Severe
29C2	Severe	Moderate	Severe	Moderate	Severe
29D2	Severe	Severe	Severe	Moderate	Severe
3077	Severe	Severe	Severe	Moderate	Severe
3333	Severe	Severe	Severe	Severe	Severe
3451	Severe	Severe	Severe	Severe	Severe
3579	Severe	Severe	Severe	Severe	Severe
36B	Moderate	Moderate	Severe	Slight	Moderate
36C	Moderate	Moderate	Severe	Slight	Severe
386B	Moderate	Moderate	Severe	Slight	Moderate
386C2	Moderate	Moderate	Severe	Slight	Severe
403D	Severe	Severe	Severe	Severe	Severe
417D2	Moderate	Severe	Severe	Moderate	Severe
417E2	Severe	Severe	Severe	Severe	Severe
417F	Severe	Severe	Severe	Severe	Severe
41B	Severe	Moderate	Severe	Slight	Severe
429B2	Moderate	Moderate	Severe	Slight	Moderate
429C2	Moderate	Moderate	Severe	Slight	Severe
429D2	Moderate	Severe	Severe	Moderate	Severe
429E2	Severe	Severe	Severe	Severe	Severe
53D	Moderate	Severe	Moderate	Moderate	Severe
547C2	Moderate	Moderate	Severe	Slight	Severe

Soil Type	Dwelling Without Basements	Dwellings With Basements	Small Commercial Buildings	Local Roads and Streets	Septic Suitability
547D2	Moderate	Severe	Severe	Moderate	Severe
547E2	Severe	Severe	Severe	Severe	Severe
565C2	Slight	Moderate	Severe	Slight	Severe
569C2	Severe	Severe	Severe	Slight	Severe
569F2	Severe	Severe	Severe	Severe	Severe
576	Severe	Severe	Severe	Moderate	Severe
61B	Severe	Severe	Severe	Moderate	Severe
681E	Severe	Severe	Severe	Severe	Severe
731C2	Moderate	Moderate	Severe	Slight	Severe
731D2	Moderate	Severe	Severe	Moderate	Severe
755F2	Severe	Severe	Severe	Severe	Severe
779F	Severe	Severe	Severe	Severe	Severe
785F	Severe	Severe	Severe	Severe	Severe
785G	Severe	Severe	Severe	Severe	Severe
801B	Moderate	Moderate	Moderate	Slight	Moderate
8239	Severe	Severe	Severe	Moderate	Severe
8284	Severe	Severe	Severe	Moderate	Severe
8415	Severe	Severe	Severe	Moderate	Severe
873D2	Severe	Severe	Severe	Severe_Moderate	Severe
873E2	Severe	Severe	Severe	Severe	Severe
88B	Slight	Moderate	Slight	Moderate	Severe

Source: United States Department of Agriculture, Soil Conservation Service

7.7 Agricultural Lands

Land in agricultural production is found throughout the Galena area (Plan Area Land Use Map, Map #9), with the majority of this land located within the northern half of the City’s planning area. Because of area topography and soil limitations agricultural lands falling under the NRCS prime farmland designation are concentrated along the Galena River bottom, and the northwest portion of the planning area (Map #10).

Only a few areas of isolated agricultural land exist within the City limits. These are located in the far north and northeast portions of the City.

7.8 Woodlands

The Galena area contains scattered areas of woodlands (Map #9). At present, there is not much logging activity occurring within the planning area. Most of the area’s woodlands are found in the surrounding towns on privately owned parcels of land. The majority of these parcels are a mix of wooded and agricultural/open areas. Typically, the woodland portions of these parcels are located in areas not well suited for agricultural production, including wetlands, areas along rivers/creeks, and hilly topography.

7.9 Mineral Resources

The Galena area has available sources of construction aggregates, road stone, concrete aggregates, and agricultural limestone. These sources come from the Galena and Platteville groups, which range approximately 350 feet in thickness and also serve as an important groundwater reservoir for the region. *Source: Comprehensive Plan of Galena, Illinois. 1991.*

Currently, three quarries are identified within the planning area. The largest is located just southwest of the City corporate limits. The remaining two are located along West Stagecoach Trail, on the far east side of the planning area.

7.10 Bedrock

The depth to bedrock is an important issue to discuss as it can limit the possibilities for development. The depth to bedrock is shown in Map #11.

The depth to bedrock is a specific concern in the City of Galena as it can make service extension expensive. The extension of services, particularly sewer and water service, is extremely difficult if bedrock lies near the surface. Extending services can require blasting through this rock.

Areas in Galena that have deeper bedrock lie primarily to the northwest of the City, in the area of the City's industrial park. While there are other areas close to the City that have moderate constraints on shallow excavations, they are generally only accessible after having crossed a ridge line or a deep gully. These natural features are very difficult to deal with when placing utilities in the ground, thereby increasing the cost of developing the land beyond them.

7.11 Issues, Opportunities, and Constraints

- The northeast portion of the City of Galena lies atop very shallow bedrock. This depth is a concern for construction of structures, extension of services, and storm water runoff.
- The City of Galena is located on soils that do not hold storm water runoff. This contributes to flooding problems.
- The eastern entrance into the City along Highway 20 has some conservation easements.
- The far eastern extent of the current Highway 20 is not within City limits, but is within its extra territorial area.
- The City and County should coordinate efforts to preserve the eastern entrance into the City of Galena.
- The eastern entrance to the City of Galena is experiencing pressure from landowners who wish to sell their land for development.
- The City of Galena wishes to preserve the eastern entrance into the community as a natural view shed, agricultural area, and wilderness.
- The northwestern entrance into the City is developing and will continue to develop as the Highway 20 bypass is completed.
- Design controls should be enacted for the entranceways to the City.
- The City of Galena should consider the purchase of the right of first refusal for properties in and around the northwestern end of the future Highway 20 Galena Bypass area. This will allow the City to control how the land develops, while at the same time not requiring it to annex all of the property.
- The City should distinguish between areas labeled as “Parks” and areas labeled as “Recreation Areas”.
- The percent of land covered with impervious surfaces is a concern to the City of Galena, particularly because of the storm water runoff issues.
- Currently, the maximum coverage of impervious surface is 50%.

LAND USE

8.0 Introduction

The analysis of land use serves as a fundamental element in comprehensive planning. A review and assessment of both the type and quantity of land uses in a community over time can provide an indication of the pace of community development. After mapping and analyzing growth trends, land use analysis may be used in conjunction with population and housing trend projections to anticipate future physical growth potential. Growth potential may then be compared to the various community policies and values to assess desired types, amounts, and directions of growth.

8.1 Existing Land Use

The following are brief, written descriptions of the land use types in the City of Galena. Table 8-1 provides a breakdown by number of acres, of each land use type within the City. Table 8-2 provides a list of existing land uses in the City and in the mile and a half planning area. Map #12 provides a graphical representation of the existing land use in the City of Galena, and Map #9 provides a representation of the land use in the mile and a half Galena Planning Area surrounding the City.

Residential (Single Family and Multi-Family)

According to the 1999 Draft Comprehensive Plan, residential development accounts for the majority of developed acreage in the City of Galena. The City of Galena's residential housing stock can be broken into historic residential and general residential.

The historic residential district consists mainly of structures that were built before the turn of the century and are concentrated in the older part of the city surrounding downtown. General residential structures have been built either on the periphery, in new subdivisions, or as infill on undeveloped lots within the city.

- At this time, nearly all buildable lots that have sewer and water accessible have been built out. With a few exceptions, the City has very few buildable and serviced residential lots for new development.
- The City sees increased interest in developing residential parcels. There are currently multiple proposals before the Planning Commission and City Council to plat additional lands for development.

Farmstead / Agricultural Land

Only a few areas of isolated agricultural land exist within the City limits. These are located in the School section area, Gear Street area, and near the Highway 20 and Franklin Street intersection.

Commercial

Downtown

- The City of Galena has two main types of commercial spaces; those dedicated to the tourism industry, and those serving the local population. The downtown and Spring Street commercial area are oriented toward tourism related businesses. It does include financial institutions, grocery stores, professional offices, and several local retail service establishments. Only a few commercial vacancies exist within this area. The expanding commercial growth and parking demands in the downtown are putting pressure on the surrounding residential neighborhoods.

Local Retail / Commercial

- Three other main commercial areas exist within the community, all along the Highway 20 corridor. The largest is along Highway 20 West near the intersection of Gear Street and Highway 20. This area includes auto oriented commercial establishments, residential apartments, offices, a post office, and a 40 acre planned unit development parcel. Additional land is zoned for commercial development in this area
- Another concentrated area of commercial development is on Highway 20 near the intersection of Bouthillier Street. Auto oriented commercial establishments are located in this area. Limited building area remains for further expansion.
- The third concentration of commercial development is adjacent to the downtown area, near the Galena River. This area consists of several restored buildings housing tourism related businesses and the Fulton Brewery Complex.

Industrial

Industrial development in the City of Galena is located in the Galena Industrial Park. The Industrial Park is located on the northwest edge of the City, west of Highway 20.

The Galena Industrial Park has experienced difficulty during its development. It has suffered from limited development controls, and prices that are not competitive with surrounding industrial sites.

Public and Quasi-Public

- Blackjack Prairie and the Witkowsky Wildlife Area are located off of Highway 84 south of Galena. This restored prairie and wildlife area are run by the Illinois Department of Natural Resources.
- Tapley Woods Conservation Area is owned by the Illinois Department of Natural Resources and allows picnicking and hunting. It is located 10 miles southeast of Galena on Highway 20.
- The Upper Mississippi River National Wildlife and Fish Refuge is located on the Mississippi River, east of Galena. This 200,000 acres is the longest refuge of its kind in the lower 48 states, extending from Wabasha, MN to Rock Island, IL.

Park and Recreation

- Galena has two major parks, along with a few small playgrounds and memorial parks. Grant Park, located on the east side of the City, is the oldest City park. Recreation Park is located at the edge of the community along Stagecoach Trail. It features a softball diamond, pavilions, and the Alice T. Virtue Memorial Pool and Water Park.
- Apple River Canyon State Park is located in the eastern portion of Jo Daviess County. This is the location where the Apple River flows between canyon walls.

Transportation

The majority of the transportation parcels are roadways within the City.

Open Pit Mining and Landfill

There are two mineral extraction operations located around the City of Galena. The first is located southwest of the City, on the north side of Ferry Landing Rd. in the Township of West Galena. The second is located in the Township of East Galena on Stage Coach Trail, east of the intersection of Heller Lane and Stage Coach Trail.

Vacant / Open Space

The City of Galena is surrounded by large tracts of wooded lands and open space. The wooded areas surrounding the City frequently contain the deep gullies and ravines that mark the Galena region. These gullies and ravines are characteristic of the driftless region of the country. Because of the steep slopes, woodlands are often the only type of use capable of occupying this space, as it is inadequate for homes, agriculture, or other types of uses.

Township

There are currently two township “islands” within the City limits of Galena. These islands are areas that are still under the jurisdiction of the Township, but are completely surrounded on all sides by the City of Galena.

**Table 8-1
Existing Land Use
City of Galena, IL**

Land Use	Acres	Percent
Commercial	122.0	5.0%
Industrial	53.7	2.2%
Gov/Institutional	100.2	4.1%
Multi-Family	19.2	0.8%
Parks and Rec	359.5	14.9%
Single Family	611.8	25.3%
Township	17.3	0.7%
Transportation	372.3	15.4%
Vacant/Open Space	757.0	31.3%
Water	21.9	0.9%
Total	2,417.6	100%

Source: MSA Professional Services, Inc., 2002.

**Table 8-2
Existing Land Use
City of Galena Planning Area**

Land Use	Acres	Percent
Agriculture	5,371.0	38.7%
Commercial	66.7	0.5%
Farmstead	254.3	1.8%
Golf Course	177.6	1.3%
Industrial	11.3	0.1%
Mobile Home	2.9	0.0%
Vacant/Open Space	2,714.9	19.6%
Parks and Rec	13.5	0.1%
Gov/Institutional	1.0	0.0%
Quarry	32.6	0.2%
Single Family	470.8	3.4%
Transportation	189.1	1.4%
Woodlands	4,509.9	32.5%
Water	54.9	0.4%
Total	13,870.6	100.0%

Source: MSA Professional Services, Inc., 2002.

8.2 Issues, Opportunities, and Constraints

- The City of Galena would like to distinguish between City Park areas and City Recreation areas.
- Township islands should be brought into the City for effective service delivery and consistent administration.
- The easterly Highway 20 entrance into the City of Galena is surrounded by land that has some conservation easements in place. These easements should be encouraged and expanded to protect that entryway into the City. This will become more crucial as the Highway 20 bypass proceeds.
- The City of Galena should endeavor to designate agricultural land that is used for pasturing purposes in a separate category from “open space”.
- Design controls should be put in place along the northwesterly portion of Highway 20 to ensure development that does not detract from the overall Galena experience.
- Design controls along the northwesterly Highway 20 corridor will be paramount once the bypass is complete. This bypass will increase development pressure on this area.
- Primarily due to terrain, lands to the northeast of Margefield road, north and west of Stagecoach Trails and east of Dewey Avenue / North Council Hill Road should remain agricultural. Also, the future Highway 20 Bypass will not have access points at W. Buckhill Road or N. Council Hill Road, a further reason.

INTERGOVERNMENTAL COOPERATION

9.0 Introduction

This element of the comprehensive plan analyzes the relationship of the City of Galena in terms of planning and decision making to adjacent local governmental units and quasi-public, regional, state, and federal governmental entities. It looks at these governmental entities' planning and land use control/growth management documents, agreements, and programs in which the City is a part of or affected by. Finally, the element identifies issues, opportunities, and constraints associated with the City's relationship to the other governmental entities.

9.1 Relationship to Other Governmental Entities

Township of East Galena

The Township of East Galena has no existing plans of its own. The Township works from the Jo Daviess County land use plan. The township has its own zoning commission. This commission works with the County's zoning classifications.

Township of West Galena

The Township of West Galena does not have specific plans or policies related to land use. The main policy of the Township of West Galena is to work with the County land use plan. The majority of the Township of West Galena lies within the mile and a half zone surrounding the City of Galena. As such, the Township feels it does not have a large amount of control over the land in this area.

Township of Rawlins

The Township of Rawlins lies to the north and west of the City of Galena. This township will most likely see a great deal of development pressure with the expansion of Hwy 20 to four lanes.

Jo Daviess County

Jo Daviess County oversees the land use controls for the mile and a half planning area surrounding the City of Galena. Jo Daviess County also provides zoning administration for the Townships surrounding the City of Galena. This fact makes working with the County extremely crucial, as future land use patterns will be determined by the County's decisions.

Galena Unit School District 120

The Galena Unit School District 120 serves the City of Galena and surrounding region.

Tri-State Christian School

Tri-State Christian School does not have a policy for expansion, as it is just now beginning to fill the space that was constructed 10 years ago. Tri-State also does not have a stated policy for how it deals with surrounding units of government.

9.2 Intergovernmental Planning Related Documents

Jo Daviess County Comprehensive Plan

Jo Daviess County completed a Comprehensive Plan in September 1999. This comprehensive plan covers a baseline summary of current conditions and data, citizen input, economic development, transportation, the Savanna Army Depot, land use recommendations, goals and objectives, and implementation.

9.3 Issues, Opportunities, and Constraints

- The City of Galena should work with Jo Daviess County to develop a land use plan for the County enforced mile and a half zone surrounding the City.
- The City of Galena should develop a relationship with the Galena Unit School District 120 to develop methods to meet the needs of both governmental units. This includes increasing class sizes, providing employment and educational opportunities in the community, as well as retaining young people in the City.
- There is a concern that area residents that live near the City of Galena receive the benefits of City services, but do not pay for them, as they are outside of the City limits.
- Zoning issues in outlying areas, especially in the mile and a half zone, are a concern.
- Joint planning agreements should be negotiated between the City, County, and Townships.
- The City's annexation policy should be updated to deal with Town islands and areas surrounded on three sides by City boundaries.
- The Townships of East and West Galena have Plan Commissions.
- The procedures and policies for analyzing and dealing with development in the rural areas surrounding the City of Galena should be updated to provide for design review, as well as a City and County Staff Development Review process.

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- The City, County, and Townships should meet to define the future land use of the future Highway 20 interchange areas.

GOALS, OBJECTIVES, AND ACTION PLAN

10.0 INTRODUCTION

Throughout the preceding nine elements of the City's Comprehensive Plan, detailed information has been presented defining the historical trends and current situation within the City of Galena. This information, along with the issues, opportunities, and constraints identified in each element, has helped the City's Planning Commission to gain an understanding of the forces that have shaped the growth of the City to this point.

In order for a community to have a sound plan for growth and development, it is essential that goals be set. Such goals are broad statements that reflect desired future conditions, and are based on the background information and the issues, opportunities, and constraints presented in the previous elements. More specific objectives and action statements are then developed. An objective is a specific attainable end derived from a related goal to be accomplished within a particular time frame. Action statements make the plan a reality.

The last stage of the planning process, implementation of the plan, begins once the goals, objectives, and action statements have been identified. The first step in implementation is the adoption of this plan by the City Council by ordinance (based on the recommendations of the City's Planning Commission) following a public review and comment period and formal public hearing. Effective efforts to implement the plan come from City officials and staff, local residents and groups, and surrounding community officials and staff working in collaboration. The importance of coalition building to advance this implementation strategy cannot be underestimated.

It should be emphasized that these goals, objectives, and action statements are not "cast in concrete." While the City's Planning Commission has developed these goals, objectives, and action statements based on the best information available, and the needs of the City at a point in time, changing needs and desires within the City, or changes in local population or economy may mean that these goals, objectives, and action statements will need to be re-evaluated. This plan must remain flexible enough to respond to changing needs and conditions, while still providing a strong guiding mechanism for future development. The City's Planning Commission, City Council, committees, staff, and residents, together with other communities, groups, organizations, and individuals, can use this as a dynamic decision making tool, and should assure that the plan is referred to frequently. Updates should occur every 5 years, while a yearly report on the plan and the progress of implementation should also be prepared.

10.1 ECONOMIC DEVELOPMENT

DESIGN CONTROL AND INCENTIVE PACKAGES

- 1) Goal:** **Develop a package of design controls and incentives that help to preserve the landscape and vistas in and around the City of Galena, while at the same time helping the City to be competitive in attracting new business and industry.**



Objectives and Actions

- With the County and Township's input, develop a list of design guidelines that helps to protect the landscape and viewsheds in and around the City of Galena.
- Create a list of incentives that are directly tied to design guidelines, offsetting the costs incurred by new businesses and helping Galena to remain competitive for new businesses.
- Link incentive list, design guidelines, and funds (such as the Galena Vision Fund) to provide a package for potential investors.

BUSINESS RETENTION AND EXPANSION

- 2) Goal:** **The City should strive to retain and enhance the current and existing businesses.**

Objectives and Actions

- Develop a business visitation program to help Galena continue to develop a diverse economy, as well as retain and expand businesses.
- Work with the Chamber of Commerce, Jo Daviess County, and other interested organizations to develop a business visitation program. This program would provide a forum for the City to meet with various interested business owners in a small setting on a regular basis. These meetings could begin a dialogue between the City and business owners.

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- Designate one person or organization as the head of this group, and continue the visitations on a regular basis.
 - Identify a list of commercial and industrial business types that the City would like to attract. These could include:
 - Small corporate offices;
 - Light, clean manufacturing;
 - Schools that support the tourism industry;
 - Target these preferred industries and businesses with specific marketing efforts including:
 - Targeted incentives for the identified businesses;
 - Promote development on the western edge of the City by installing infrastructure (sanitary sewer / water) to the west side of Hwy 20 to allow development to continue.

REVOLVING LOAN PROGRAM

3) Goal: To attract new investment and aid in the expansion of current businesses, Galena should seek to provide further incentive programs, like the Galena Vision Fund.

Objectives and Actions

- Work with Jo Daviess County and other organizations to identify and acquire further financing to use for business incentives. These funds could include:
 - State grants;
 - Federal grants;
 - Other non-profit and private organizations;
 - Service groups;
 - Northwest Illinois Community Action Agency (NICAA).
- Continue to fund and utilize the Galena Vision Fund.

LABOR FORCE TRAINING

4) Goal: The City of Galena should work with employers and educators in the region to ensure that an educated labor force is available in the community.

Objectives and Actions

- Help to coordinate employer's needs and requirements for employment to local technical colleges.
- Meet with local employers to identify requirements that are not met in their pre-employment testing process. Communicate information with local technical colleges.

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- Communicate the issues, opportunities, and constraints, as well as proposed solutions, to local employers and educators.
 - Continue to develop the local cable channel with the school district for use as a teaching tool.

MARKET INFORMATION

5) Goal: Encourage and promote new businesses by providing them with current, accurate information concerning economic facts, trends, and conditions.

Objectives and Actions

- Continue to maintain an updated business survey and market analysis to provide existing and new businesses, banks and lending institutions the most accurate information about the market in the Galena region.
- Make results available to potential new business owners, banks, and lending institutions.
- Use the results as a marketing tool to recruit businesses that are currently not in the City, but are supported by the study.

QUALITY OF LIVING / HOUSING

6) Goal: Work to provide housing opportunities that suit the needs of the employees and owners of current and future businesses in the City. The City recognizes the impact of affordable housing on the pool of available labor.

Objectives and Actions

- Develop housing that meets the needs of current and future employees in the City.
- Provide properly zoned land to allow the construction of affordable homes.
- Amend the current zoning ordinance to allow and encourage further development of lower priced, more affordable homes. These zoning changes **could** include, but are not limited to, any of the following:
 - Reduced front, side, and rear yard setbacks to lower the cost of the lot;
 - Smaller minimum lot sizes to decrease the cost of lots;
 - Permit zero lot line construction to allow the development of duplex / condominiums / townhouses / multi-plex / dwellings to increase the number of affordable homes available for purchase;

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- Develop zoning code language that specifically allows condominiums in certain residential districts;
 - Lower density requirements on new housing developments to allow smaller, more affordable housing options;
 - Increase the maximum lot coverage allowed on a parcel, when it is tied in with a joint storm water facility, such as a detention basin;
 - Encourage the development of residences in the second and third stories of buildings in and around the downtown area to provide additional housing;
 - Further address parking issues in more dense developments.
 - Extend utilities to properly zoned parcels to ensure that they are developable and will not place a future strain on the City or property owner by failing wells and septic systems.

TOURISM

7) Goal: The City of Galena seeks to further enhance its existing tourism base.

Objectives and Actions

- Work with private businesses to develop, market, and support “tour” packages.
- Further develop the natural resource base to provide an additional attraction for visitors to the area. This could include the construction of trails, developing bike plans, river walks, etc. (See also Transportation).
- Continue to protect the natural environment that provides the base support for tourism in and around Galena.
- Help educate residents about the importance of the tourism industry.
- Continue to improve the working relationship with the Galena / Jo Daviess County Convention and Visitors Bureau (CVB) to promote the historical, cultural and architectural heritage of the City of Galena.

REGIONAL ECONOMIC DEVELOPMENT STRATEGY

8) Goal: The City of Galena will build upon its successful tourism industry while working with the County to successfully market the entire region.

Objectives and Actions

- Continue to work with the Jo Daviess County Economic Development Director to market the region.
- Integrate marketing and promotional materials to maximize return and minimize overhead costs.
- Continue to work with Alliant Energy and other organizations to market potential sites in Galena for commercial and industrial development.

HIGH SPEED INTERNET

9) Goal: The City of Galena should work with providers and other outside groups to encourage the installation and expansion of high-speed internet and other telecommunications services.

Objectives and Actions

- Meet with providers of high-speed internet services to determine their needs for expansion into the Galena area.
- Work with utility companies to coordinate infrastructure projects so that the extension of new facilities, such as fiber optics, is done with minimal amount of costs and disruption to businesses.

**CENTRAL BUSINESS DISTRICT
PARKING**

10) Goal: To aid the successful CBD, Galena should work to address parking within this area for visitors, residents and employees.



Objectives and Actions

- Create a public/private parking entity to develop, monitor, and maintain the parking in and around the CBD.
- Parking could be addressed with a combination of ramps and or shuttle parking.
- Work with business owners and employees in the CBD to find locations and ensure enforcement of employee parking.
- Promote alternate transportation methods for employees. These could include van / car pools, biking incentives or public transportation.
- Encourage the development of hotel courtesy vans by area hotels. Vans could be used jointly to cut costs, as well as improve service.

10.2 Housing



HISTORIC PRESERVATION / MAINTENANCE

1) Goal: Provide incentives to homeowners and landlords to rehabilitate and maintain historic homes and structures in the City, while working to minimize the “penalties” that are incurred by owners.

Objectives and Actions

- Identify funds to assist homeowners and landlords in the rehabilitation and maintenance of historic structures, specifically within the defined historic district.
- Complete categorization of homes by Historic Preservation categories.
- Compile a list of historic properties within the City in need of maintenance or rehabilitation.
- Utilize list of targeted properties to act as a road map for maximizing available funds.
- Establish a list at the City offices of all programs available to building owners for maintenance, preservation, and restoration of historic structures.

NUMBER OF DEVELOPABLE LOTS

2) Goal: Develop additional platted lots with access to sanitary sewer and water utilities to help lower the price of building and allow more affordable construction

Objectives and Actions

- Identify areas to develop as residential neighborhoods.
- Develop a policy that ties access to City sewer and water to annexation.
- Annex new developments to the City, as they occur.
- Work with Jo Daviess County to ensure that all developments in the Contiguous Growth Areas, as identified in the County Land Use Plan, are not allowed to develop without connecting to City sewer and water at private cost.
 - This policy is consistent with the Jo Daviess County Comprehensive Plan, adopted in 1999.

ELDERLY HOUSING / CONDOMINIUMS

3) Goal: Development of additional condominiums to serve the increasing number of elderly residents.

Objectives and Actions

- Develop zoning code language that specifically allows condominiums in certain residential zones;
 - Allow condominiums to be built in single family as well as multi-family zoned areas, providing a mix of dwelling units and residents.

4) Goal: Encourage the development of additional housing that accepts funding assistance, for families and the elderly population.

Objectives and Actions

- Work with the Jo Daviess County Housing Authority to identify a target number of necessary assisted housing units for families and elderly residents.
- Assist the Housing Authority with finding proper locations for subsidized housing.
- Develop a range of housing opportunities for Galena citizens.

EXPANSION OF HOUSING OPPORTUNITIES

5) Goal: The development of additional affordable housing options for the residents of Galena.

Objectives and Actions

- Use planning documents and zoning changes to designate areas that allow higher density, lower cost residences and housing options.
- Develop housing that meets the needs of current and future employees in the City.
- Provide land properly zoned to allow the construction of affordable homes.
- Amend the current zoning ordinance to allow and encourage further development of lower priced, more affordable homes. These zoning changes **could** include, but are not limited to, any of the following:
 - Reduced front, side, and rear yard setbacks to lower the cost of the lot;
 - Smaller minimum lot sizes to decrease the cost of lots;

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- Permit zero lot line construction to allow the development of duplex / condominiums / townhouses / multi-plex / dwellings to increase the number of affordable homes available for purchase;
 - Develop zoning code language that specifically allows condominiums in certain residential districts;
 - Lower density requirements on new housing developments to allow smaller, more affordable housing options;
 - Increase the maximum lot coverage allowed on a parcel, when it is tied in with a joint storm water facility, such as a detention basin;
 - Encourage the development of residences in the second and third stories of buildings in and around the downtown area to provide additional housing;
 - Further address parking issues in more dense developments.
 - Extend utilities to properly zoned parcels to ensure that they are developable and will not place a future strain on the City or property owner by failing wells and septic systems.
- Work with developers and stakeholders to communicate these changes.
 - Continue to keep the City Plan Commission involved in the creation and development of a new / revised zoning code.
 - Extend utilities to targeted areas to allow development, while minimizing the City and homeowners' risk from failing wells and septic systems.
 - Extension of utilities to the City's edge to allow for future development will be consistent with the County's policy of new residential developments being built with "public and private services nearby" (Jo Daviess County Comprehensive Plan, Sept. 14, 1999; pp. 59)

HOUSING CODES

6) Goal: Develop minimum housing standards to allow for inspection of rental properties, as well as enforcement of any future City ordinance.

Objectives and Actions

- Identify a set of criteria to use in the development of a minimum housing code for the City.
- Work with the City Attorney to develop a housing inspection ordinance that complies with all appropriate State Statutes.

10.3 Transportation

The Pavement & Surface Evaluation and Rating (PASER) system, which was designed by the Transportation Information Center of the University of Wisconsin-Madison, rates road surfaces from a scale of 1 to 10. This scale is broken down as follows: “1” and “2”, very poor condition; “3”, poor condition; “4” and “5”, fair condition; “6” and “7”, good condition; “8”, very good condition; and “9” and “10”, excellent condition. The rating system gives communities a detailed assessment of the appropriate maintenance method for each street segment under their jurisdiction. The following details the proper road surface maintenance method based on the PASER system’s rating scale: rating 9 and 10, no maintenance required; rating 7 and 8, routine maintenance, cracksealing, and minor patching; rating 5 and 6, preservation treatment (sealcoating); rating 3 and 4, structural improvement and leveling (overlay or recycling); and rating 1 and 2, reconstruction.

EXISTING ROAD IMPROVEMENTS

1) Goal: Upgrade the existing street and road system to acceptable road standards (see Map #3 for future roadway improvement projects).

Objectives and Actions:

- Locate and contract with a qualified analyst to prepare and present a PASER analysis to the City.
- Update the PASER analysis as necessary to provide for ongoing transportation planning and budgeting.
- Budget for street and road improvements through the CIP process.
- Tie infrastructure upgrades and new developments to reduce the costs of improvements.

NEWLY DEVELOPED STREET NETWORKS

2) Goal: Develop new streets that promote interconnectivity, and reduction of the number of newly created dead end streets that hinder traffic flow, access by public safety services.

Objectives and Actions:

- Review subdivision ordinances and platting process to locate areas that require revision to improve connectivity.
- Develop recommendations / requirements that promote connectivity in newly platted streets and subdivisions. These could include:

- Setting a maximum number of lots served by a dead end or cul-de-sac style street, reducing the length of streets with no outlet;
- Setting a maximum length for a dead end street.
- Update City ordinances to require interconnectivity between new developments, where appropriate.

PARKING

3) Goal: Address downtown parking issues.

Objectives and Actions:

- Create a public/private downtown parking authority with the charge of locating, constructing, and operating a parking facility to serve the downtown.
- Investigate the viability of constructing a parking facility on the edge of the downtown and utilizing a shuttle service to and from the ramp for visitors and residents.
- Investigate the re-institution of the shuttle service in conjunction with Jo Daviess County Transit Authority.
- Charge the parking authority to work with area hotels to develop a shuttle service to and from the downtown area at peak season.
 - Shuttle service must be quick, efficient, and offer frequent pick and drop off times at pre-determined locations.
- Work with downtown merchants and employees to find suitable locations for employees to park their vehicles while working.
- Charge the parking authority with the design, purchase, and installation of parking signage for the downtown area.
 - Direct visitors to parking on the edge of the downtown, using shuttles to bring them into the downtown area.
- Encourage visitors to walk from parking areas into the downtown by:
 - Creating paths from parking areas that take visitors past historic structures.
 - Mark paths past historic structures with signs that provide information on a structure’s significance, as well as how structures and the area appeared in the past.



EASTERN GATEWAY INTO THE CITY

- 4) Goal: Develop design review guidelines, land use plan, and process that addresses the Hwy 20 bypass corridor.**



Objectives and Actions:

- Designate a Highway 20 corridor to be studied by the County, Townships, and City, where a land use plan would be developed and design review guidelines could be applied.
- Develop a joint land use plan that specifically addresses all parcels within this corridor.
- Create a design committee charged with the creation of design review guidelines that can be applied to the eastern entrance into the City of Galena.
- Adopt plan as part of the City, County, and Townships Master Plans.

HIGHWAY 20 BYPASS

- 5) Goal: Support the completion of the Highway 20 bypass around the City of Galena (See Map #3).**

Objectives and Actions:

- Work with the County and State (IDOT) to ensure that the Highway 20 bypass around Galena is completed expeditiously.
- Work with surrounding Townships and County to develop a long range plan for the lands that fall within the bypass corridor.
- Work with IDOT to help re-route truck traffic to the future four lane road, minimizing impact on the downtown and residential neighborhoods.

BIKE / PEDESTRIAN TRAIL SYSTEM

- 6) Goal: Develop a walkway atop the Galena River dike along with connection to a community trails system that includes the Legacy Trail (see Map #13 for potential trail system).**

Objectives and Actions:

- Identify funding sources, such as:
 - City funds;
 - Grant dollars;
 - TIF monies;
 - Volunteers;
 - Donations;
 - Private or other civic organizations.
- Plan for the construction of the path in the yearly CIP process.
- Identify the start and end points of the path, as well as future points beyond that the City may wish to connect. (see Plan Map #13).
- Work with the Army Corps of Engineers to design a satisfactory path.
- Funding and construction of the path.
- Complete the trail by 2004, in time for the Grand Excursion.

10.4 Public and Community Facilities, Services, and Utilities

CAPITAL IMPROVEMENTS PLAN

- 1) Goal:** Formally adopt the 5 Year Capital Improvements Plan (CIP) to better serve the community, while also providing consistency during times of City Council turnover.

Objectives and Actions:

- Formally adopt the 5 Year CIP as policy.
- The CIP should be used as a policy guide to aid in the budgeting and decision making process, as well as to provide consistency during City Council turnover.
- Investigate the rehabilitation of sidewalks under the CIP process. This could include a discussion of possible financing mechanisms such as cost sharing or use of the assessment process.

STORM WATER MANAGEMENT

- 2) Goal:** Improve storm water management in newly developing areas to ensure that current storm water concerns are not exacerbated.

Objectives and Actions:

- Update storm water detention ordinances to require that all new developments not increase runoff from their pre-developed amount.
- Encourage the development of joint storm water management facilities, such as:
 - Area detention basins;
 - Joint drainage ways.
- Update City ordinances to prohibit construction of any structure or barrier in storm water drainage ways.
- Develop storm water regulations for construction sites. These could include:
 - Requiring silt fence be installed prior to any disturbance of the site;
 - Require a construction site storm water plan be submitted with all new developments.

3) Goal: Improve storm water management in existing problem areas, such as Spring Street (existing Hwy 20 corridor) leading into the City.

Objectives and Actions:

- Locate and contract with a qualified firm to conduct a thorough storm water management study of problem areas, making specific use of existing studies.
- Utilize the CIP to budget for any improvements that are recommended from the storm water management plan.

SANITARY SEWER

4) Goal: Where feasible, connect all residences not currently served with sanitary sewer and water to the City's system to protect the public health and safety of the community and the City's water supply.

Objectives and Actions:

- Continue the extension of City water and sewer services to all residential homes in the City, where feasible.
- Require all homeowners to connect to City water and sewer services as they are extended to their lot line.
- Develop a policy on extension of utilities to the edge of the City to provide for future development.

5) Goal: Update, implement, and enforce all septic/sewerage related ordinances in the City.

Objectives and Actions:

- Update ordinances to require that all new residences/structures within the City limits must connect to City water and sanitary sewer services.
 - Failing wells and septic systems within 100 feet of City sewer and water must connect to the City's system.
- Work to vigorously enforce this, for the protection of the public health of the City's citizens.
- Update City ordinances to comply with Jo Daviess County ordinances.

WATER SYSTEM

6) Goal: Address the water loss in the City's water distribution system.

Objectives and Actions:

- Continue to implement the *Galena Downtown Redevelopment Master Plan*, specifically with regards to the infrastructure improvements.
- Identify areas in the system that are points of excessive water loss through a water system study and field analysis.
- Provide for upgrades in the water system to address these issues through the 5 Year CIP process.

SOLID WASTE / RECYCLING COLLECTION

7) Goal: Location of joint waste and recycling drop off locations in the downtown area to minimize the number of locations that have garbage in front of their business, as well as improve the appearance of the downtown and the efficiency of waste removal.

Objectives and Actions:

- Work with Montgomery Trucking and downtown merchants to define an appropriate number of drop off points for refuse and recyclables.
- Identify areas that could be used as drop off and collection points in the downtown.
- Conduct a period of testing to investigate the feasibility of this type of undertaking.
- After a suitable period, analyze results and continue as appropriate.

8) Goal: Develop clear guidelines for recyclable materials regarding what is acceptable by Montgomery Trucking and distribute to the citizens.

Objectives and Actions:

- Develop guidelines for recyclable materials.
- Ask Montgomery Trucking to clarify the recycling guidelines in a clearly written guidebook or brochure.
- At a community wide mailing, such as taxes, insert a "Recycling Guide" to help citizens make appropriate decisions regarding recyclable materials.

POLICE AND FIRE DEPARTMENT

9) Goal: Address the capital equipment and staffing needs for the Police and Fire Departments, as both will require additional equipment and staff as the community grows and tourism increases.

Objectives and Actions:



- Develop a long term capital equipment and staffing plan for the Police and Fire Departments, based on population and tourism growth and projections.
 - Should the Fire Dept. become a full time, paid force, consider the development of up to two satellite stations to serve the different sections of the City.
 - Should the Fire Dept. remain a volunteer force, continue to operate a single fire station, while identifying ways to improve response time to all areas of the City.
- Identify grant funding and other outside sources that will aid in purchasing capital equipment and the construction of new facilities, if they are determined to be necessary.
- Investigate the staffing, equipment and station needs for establishing fire protection of the Eastside, as there is only one bridge connecting the Eastside to emergency services.

POLICE PUBLIC RELATIONS

10) Goal: Develop a public relations presence that allows police input from the citizens of Galena to adequately address their needs, while also communicating the needs of the Galena Police Department.

Objectives and Actions:

- Work with the Police Department to develop a neighborhood watch program.
- Develop a Neighborhood Watch Program Board that can be used as a forum for police and public communication.

DOWNTOWN ELECTRIC POLES

11) Goal: Removal of duplicate electric / phone poles from the downtown area

Objectives and Actions:

- Work with Ameritech and Mediacom to remove downtown electric poles, once the City has completed burying cables from the downtown reconstruction projects.

CITY HALL

12) Goal: Relocate City Hall to a new facility.

Objectives and Actions:

- Develop a building committee, charged with identifying the needs to be included in a new City Hall facility, as well as whether to build a new facility.
- Begin to budget funds for the design, engineering, and/or construction of a new facility.
- Construct / retrofit City Hall facility to meet the needs of the community.
- Utilize the local cable channel for broadcast of City Council meetings.
- Utilize the existing City Hall property to help meet the needs of the community.

DIGITAL MAPS

13) Goal: Obtain all city maps in a useable digital format for easy editing and reproduction.

Objectives and Actions:

- Through the budgeting process, identify funds for the digitizing of all relevant City maps, such as sewer and water systems and zoning data.
- Contract with a qualified consultant to complete these tasks.
- Investigate amending current City requirements to require all new land divisions be accompanied by a digital copy of the proposal.

10.5 Recreational, Historical, and Cultural Resources

HISTORIC PRESERVATION

1) Goal: Maintain and improve the condition of the historic structures in the community, while continuing to provide interpretive information on structures of particular historic note.

Objectives and Actions:



- Completion of the Historic Building Survey.
- Use of this study to direct City, County, State, and other funds for the remodeling and improvement of homes and structures within the community.
- Publicize findings of the ranking study to raise awareness of the results with the public.
- Develop a working relationship with the State of Illinois Historic Preservation Agency (IHPA) to aid in acquiring grants and tax incentives.
- Establish a Certified Local Government program.
- Establish a Historic Commission.
- Work with the IHPA to change the Historic District to Historic Landmark status.
- Develop a relationship with the National Trust.
- Work with DCCA to obtain Historic Tourism and Scenic Byway Grants.
- Establish a relationship with The Galena Foundation, Inc. to develop and fund restoration projects.

ORGANIZATIONAL STRUCTURE

2) Goal: Create an organizational structure that is focused solely on parks and recreational programming

Objectives and Actions:

- Work with the City, surrounding Townships, private organizations, and the County to develop a joint vision for an organizational structure that could oversee the maintenance, acquisitions, and development of parks, recreational, historical and cultural resources and programs.
- Create a committee charged with developing a long term solution to the maintenance, acquisition, and development of the parks in and around the City.
- Charge committee with developing potential options for funding any newly created Parks organization.
- Work to create a system that will be equitable in the assignment of costs and efficient in the use of dollars.
- Work with the ARC to distribute responsibilities appropriately.



PARK MAINTENANCE

- 3) Goal: Develop a comprehensive maintenance program for the current and future parks system. This program should be part of the regular budgeting and CIP process.**



Objectives and Actions:

- Conduct an inventory of current and future park maintenance needs. This should include a daily, monthly, and yearly maintenance checklist;
- Continue to include long term maintenance items in the CIP;
- Create a position(s) dedicated solely for the maintenance and upkeep of the City parks;
- Charge this position(s) with the implementation and upkeep of the maintenance plans.

TOURISM AND NATURAL RESOURCES

- 4) Goal: Utilize the natural resources and recreation potential of the Galena area to provide another inroad and marketing point for the tourist industry.**

Objectives and Actions:

- Identify those natural resources that make the Galena region unique, such as the terrain, access to the Galena and Mississippi Rivers, etc., and begin to market these as another reason to visit the Galena area.
- Work with surrounding Townships, private groups, Jo Daviess County, and the State of Illinois to develop these other resources such as:
 - Trails (see Map #13);
 - ♣ Create a committee of regional residents and decision makers to create a regional park and trail plan;
 - ♣ Formally adopt plans across all units of government;

- ♣ Jointly apply for grant funds to develop the trail system.
- Natural Areas (see Map #13);
 - ♣ Work with local units of government, Illinois DNR, and non-governmental organizations (NGO's) to locate appropriate property for the designation of 'Natural Area';
 - ♣ Jointly apply for grants and funding for the purchase and development of these Natural Areas.
- Encourage the development of further activities that build off the natural resource base. These could include:
 - Adventure racing;
 - Mountain Bike races;
 - Cross Country Ski Trails;
 - Further canoe / kayak / boating facilities

RECREATIONAL PROGRAMING

5) Goal: Develop recreation programs and services that address the needs of all age groups.

Objectives and Actions:

- Conduct a community wide survey to determine services desired for different age groups by the community.
- Meet with senior citizen groups, to determine their needs and desires for future recreational programs and services.
- Develop relationships with other entities, such as senior groups, youth groups, private clubs, and others.
- Use relationships with outside groups to develop programs that meet their needs and the needs of the community.
- Work with outside groups to share costs, space, staff, and programming ideas for different services and programs that are developed.





COMMUNITY CENTER

6) Goal: Pursue development and funding for construction of a Community Center.

Objectives and Actions:

- Have the ARC Board develop a list of needs with the help of community groups and surrounding governmental bodies.
- Work with newly formed Parks body and other non-governmental organizations to develop a space for identified community needs.
- Work with local cultural arts groups to further these ends.
- Continue to better utilize Turner Hall.

BIKE ROUTES

7) Goal: Develop a bike route plan that connects the City's bike routes to external routes, such as the Grand Illinois Trail, surrounding parks and natural areas (see Map #13).

Objectives and Actions:

- Locate all surrounding bike trails and points of interest that the City wishes to connect to its bikeway system, specifically tying in the Grand Illinois Bike Trail to the system.

-
- Identify current connections, if they exist, between the City and external systems and evaluate the most appropriate routes.
 - Re-route connections that are deemed less than optimal.

8) Goal: Develop facilities that support bike routes in and around the City.

Objectives and Actions:

- Identify facilities currently lacking in the City. These could include:
 - Bike racks;
 - Bike lanes on City streets;
 - Bike routes and trails;
 - Mountain biking trails and facilities.
- Place provisions in the CIP to provide those facilities, starting at the key points on the designated bike routes.
- Provide appropriate facilities, such as bike racks and water fountains at key connection points and highlights along the trail system.

RECREATIONAL TRAILS

9) Goal: Develop a recreational trail plan within the City.

Objectives and Actions:

- Identify structures, sites, and locations within and outside the City that should be connected via a recreational path.
- Identify those routes most appropriate to connect these sites, structures, and locations and designate them as priority recreational routes.
- Coordinate future infrastructure projects so that priority recreational routes have designated lanes built or enhanced.
- Map recreational routes and develop routes into a brochure / map that can be distributed to residents and visitors.
- Develop and install recreational trail signs as routes are designated and improved.
- Map #13 outlines potential recreational trail routes in and around the City.

PARKLAND CREATION

10) Goal: Establish mechanisms to develop new park facilities.

Objectives and Actions:

- Develop a parkland dedication mechanism, requiring developers to set aside land for future parks based upon the number of newly platted lots, the number of new residential units, or a similar set of criteria.
- Provide for the option of a “fee -in-lieu-of” payment, should a developer wish to develop all of the lots.
- Develop a process whereby the City can decide if they wish to require parkland dedication, and when to allow fees-in-lieu-of dedication.
- Work with the City Council to develop and pass an ordinance requiring new residential subdivisions to set aside a portion of their land for parks to serve the new residential area.
- Map #13 shows potential future park areas.

BILINGUAL EDUCATION

11) Goal: Connect with members of the Spanish and other non-English speaking community to improve communication between these residents and English speaking residents of Galena, as well as improve worker retention, housing, and service provision.

Objectives and Actions

- Work with the Galena Area School District and Highland Community College to provide ESL courses to Spanish speaking residents
- Work with the Galena Area School District and Highland Community College to provide Spanish language courses to English speaking residents
- Develop a network that links multiple, necessary factors of life together. These factors could include:
 - Housing;
 - Employment centers;
 - Educational opportunities;
 - Health care;
 - Shopping areas;
 - Transportation;
- Utilize this network to create a structure so newly arrived members of the non-English speaking community are able to quickly locate and utilize these resources.

-
- Develop a mechanism to educate residents from all cultures, local and foreign, about the diversity various cultures.

STATE OF ILLINOIS

12) Goal: Develop and strengthen the City’s relationship with the State of Illinois to aid in locating and acquiring grants for historic preservation.

Objectives and Actions

- Identify those grant programs that are most appropriate and applicable to the City of Galena.
- Apply for grants through the State of Illinois.

10.6 Natural Resources

PRESERVING NATURAL BEAUTY

1) Goal: Protect and preserve the natural beauty in and around the City of Galena.

Objectives and Actions:

- Identify those areas that should remain undeveloped.
- Identify, pursue, and obtain funds to help preserve these areas.
Funding options could include:
 - The Illinois DNR;
 - County funds;
 - Non-governmental organizations (NGO) funds;
- Identify regulatory measures and programs that can be used in conjunction with funding options to preserve and protect land.
These could include:
 - Purchase of development rights programs;
 - Transfer of development rights programs;
 - Outright property purchase;
 - ♣ This would be most suitable for the IDNR;
 - Zoning.
- Communicate regularly with Jo Daviess County and the surrounding Townships to ensure that all governmental bodies are aware of the areas that each seeks to protect, as well as the measures that have been put in place to protect them.
- While continuing to use the natural beauty of the region to attract tourists, ensure that development is consistent with the premise of protecting the environment.
- Direct growth to targeted areas to ensure that the City grows in a compact, efficient manner that takes up a smaller amount of this finite resource.

PRESERVATION

2) Goal: Preservation of the natural beauty and view sheds along the eastern entrance into the community.

Objectives and Actions:

- Work with the County and Townships to identify specific parcels that should be preserved along this entry way into the community;
- Identify local preservation groups that are working to preserve the landscape, such as the Jo Daviess County Natural Area Guardians

and the Jo Daviess County Conservation Foundation, and combine resources to preserve the most vital areas;

- Work with the County and Township to ensure that the most sensitive areas are identified and preserved.

EXTENSION OF SERVICES

3) Goal: Address the shallow depth to bedrock in the northeast portion of the City, specifically relating to the extension of services, the construction of structures, and storm water runoff.

Objectives and Actions:

- Identify specific areas that should not be developed, based upon the expense of extending services, storm water runoff, and general public health and safety.
- Communicate these areas to the County and surrounding Townships.

RIVER PROTECTION

4) Goal: Relocation of industrial business currently located in the floodplain of the Galena River to remove potential pollutants from the Galena River area.

Objectives and Actions:

- Work with the business to identify their needs for a suitable business.
- Develop financing and incentives to encourage the business to relocate to a suitable area that meets the identified needs of the company, potentially the Galena Industrial Park.
- Financing options could include:
 - Use of the Galena Vision Fund;
 - TIF monies;
 - General revenues;
 - State grant and loan programs for clean up of contaminated sites;
- Incentives could include:
 - City payment of moving / relocation costs;
 - City takes on liability of clean up of environmental site;
 - Site acquisition incentives;
 - Traditional developer incentives, such as covering grading costs, upgrades to site design, land write down, etc.
- Removal and clean up all remaining structures that are in the floodplain of the Galena River.

-
- Leave the property as designated Parks / Open Space.

5) Goal: Preserve and protect the Galena River from further degradation.

Objectives and Actions:

- Conduct a stream bank inventory within and outside the City limits to identify areas that are of particular concern, with specific note taken of stabilization issues.
- Require property owners to maintain storm sewer infrastructure, including detention basins and storm water ditches;
- Investigate the regulation of motors on the Galena River to help prevent stream bank deterioration.
- Conduct discussions with Jo Daviess County about how to best manage and improve the health of the Galena River Corridor.
- Investigate program through Jo Daviess County Soil and Water Conservation District for stream bank stabilization.

10.7 Land Use and Development

DIRECTING GROWTH

- 1) Goal: Control growth on the western edge of the City of Galena by purchasing the right of first refusal for properties in and around the northwestern end of the future Highway 20 Galena Bypass area.**

Objectives and Actions:

- Identify sources of funding that could be used for the purchase of these options, such as:
 - Galena Vision Fund;
 - General Fund.
- Work through an intermediary to purchase these options.

URBAN SERVICE EXTENSIONS

- 2) Goal: Require development to occur in a rational, planned out pattern to prevent “leap-frog” development and allow the City to extend services in a logical manner.**

Objectives and Actions:

- Review and update City ordinances to require developers to connect to City utilities, prior to construction.
- Extend services to the community’s limits, to allow new developments to have access to utilities.
- Require developers to complete one residential development, prior to beginning a second residential development within the City.

SUBDIVISION ORDINANCE

- 3) Goal: Ensure that new developments fit into the surrounding City, have proper facilities, prior to dedication to the public.**

Objectives and Actions:

- Update the subdivision ordinance to require that all new developments install:
 - Landscaping features;
 - Street trees;
 - Sewer facilities that meet City standards;
 - Water facilities that meet City standards;
 - Storm water facilities that maintain runoff at its pre-development level;

-
- Sidewalks that meet City standards;
 - Lighting that meets City standards.
 - Amend ordinance to require that all developers follow these requirements.

SIDEWALKS

4) Goal: Installation of sidewalks in all new developments in the City of Galena for improved connectivity and increased “walkability” of the City.

Objectives and Actions:

- Update City ordinances to require that all new developments, residential, commercial, and industrial, install sidewalks that meet City standards.

LANDSCAPING STANDARDS

5) Goal: Installation of landscaping features in all new developments in the City of Galena to maintain the current rural character and identity of the community.

Objectives and Actions:

- Update the City ordinances to require that all new developers, residential, commercial, and industrial, install landscape features.
- Develop a system to determine the number and types of landscape features required in each type of development. This could include:
 - A points system that requires a certain number of points for a certain type of development. Points are accumulated by the installation of different types of landscaping plants, each with its own value.
 - Require trees be placed on new streets at certain intervals.

Traditional Designs – Diggs Town



Source:

http://www.cnu.org/resources/index.cfm?formaction=image_bank&CFID=1955576&CFTOKEN=10520520

ZONING FOR TRADITIONAL NEIGHBORHOOD DESIGN

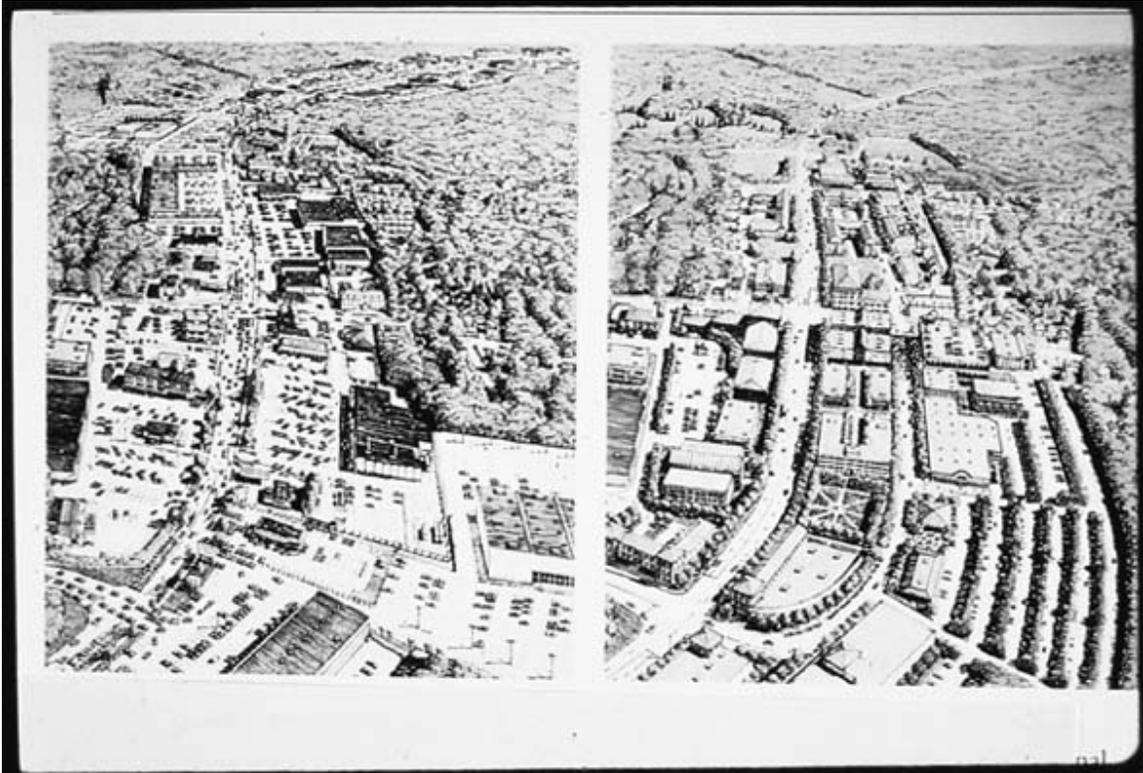
6) Goal: Develop a zoning ordinance that allows the construction of residential neighborhoods that follow “traditional neighborhood design”, or “new urbanist” principles.

Objectives and Actions:

- Develop a zoning code ordinance that allows for construction of “traditional neighborhood designs”, or “neo-traditional developments”. These designs are characterized by:
 - Narrower street widths which:
 - ♣ Cut maintenance costs;
 - ♣ Help to slow traffic in residential areas;
 - ♣ Are less costly to install;
 - ♣ Reduce the amount of impermeable surface dedicated to roadways;
 - Smaller, more compact lot sizes which:
 - ♣ Reduce the amount of land required to house the same number of people that a larger development would require;
 - ♣ Will be more consistent with the existing, built out sections of the City of Galena, specifically, the historic district;
 - Homes built in close proximity to one another that:
 - ♣ De-emphasizes auto travel by providing more opportunities and access to bike and walking trails that connect to points of interest, as well as basic services such as grocery stores and local retail centers;
 - ♣ Places garages behind the primary structure on a parcel, so as to eliminate the garage’s pre-eminent status;
 - ♣ Encourages more compact housing types;

- Encourage developers and investors to build these types of developments to match Galena's existing, historic district.
- An example of these growth following conventional principles and new urbanist principles is provided below.

Left: Conventional Design - Right: Traditional Neighborhood Design



Source:

http://www.cnu.org/resources/index.cfm?formAction=image_bank_detail&imagebank_id=145&CFID=1953773&CFTOKEN=18779879

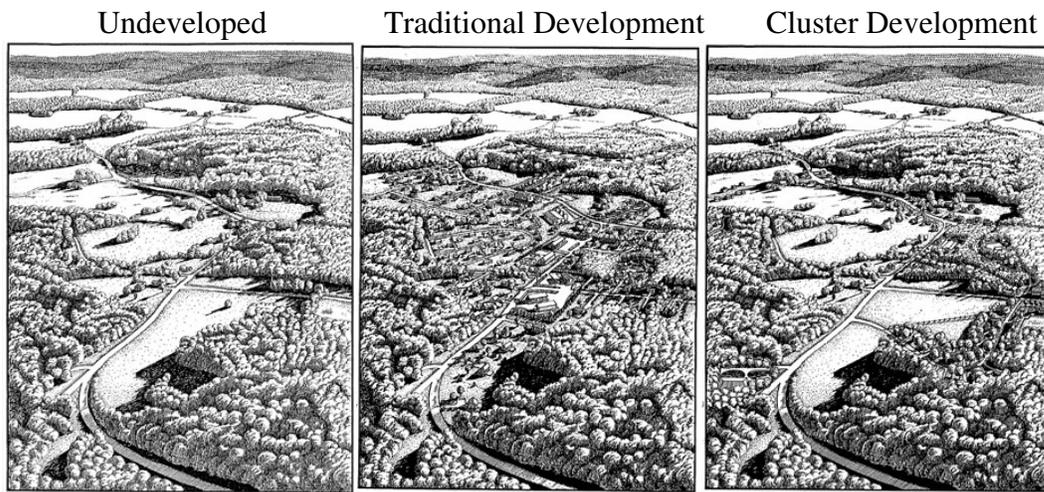
ZONING FOR CLUSTER DEVELOPMENT

7) Goal: Develop a zoning ordinance that allows cluster developments.

Objectives and Actions:

- Develop a zoning ordinance that allows new residential subdivisions to be built around “cluster development” designs. These designs are characterized by;
 - Development of housing in dense “clusters”, at one single point in a development;
 - ♣ This minimizes amount of land that is taken up by structures;
 - ♣ Minimizes distance that public services, such as water and sewer lines, to be extended and maintained;

- Dedicating the remainder of the land to be as either “park”, “open space”, or “conservancy”, as the municipality desires;
 - ♣ This helps to preserve open space and natural areas;
 - ♣ It allows these natural areas to serve as links between other parks and natural areas in the community, linking natural areas together.
- Assist developers and investors in locating and zoning property that would be suitable for this type of development.
- An example of “cluster” development is provided below, along with a figure showing traditional development, and the area before the development occurred.



Source:
http://www.cnu.org/resources/index.cfm?formAction=image_bank_detail&imagebank_id=149&CFID=1953773&CFTOKEN=18779879

ZONING FOR OFFICE / BUSINESS PARKS

8) Goal: Provide land for the construction of office / residential structures or office parks.

Objectives and Actions:

- Review and revise the zoning ordinance with the assistance of consultants to accommodate the development of office parks or office / residential mixes.
- Zone land for this use at appropriate locations.
 - North / western edge of the City, in close proximity to the future interchange.

HOME BUSINESS REGULATION

9) Goal: Effective regulation of home businesses to continue to allow home businesses to flourish, while protecting surrounding residents from undue disturbances.

Objectives and Actions:

- Develop a zoning ordinance that effectively governs home businesses. This ordinance could include regulations that:
 - Stratify businesses into different levels (or magnitudes) of activity;
 - Require that employees of the business live within the structure, as well as regulate the use of accessory structures for the business;
 - Limit the number of resident and non-resident employees;
 - Limit the number of customers at one time or on a daily basis, as well as when clients may visit;
 - Regulate the use of signage, separate entrances, and the display of goods;
 - Regulate the types of sales that occur (retail, phone, wholesale, or on-premise);
 - Regulate parking, parking setbacks, and number and size of business and delivery vehicles;
 - Regulations on nuisances, such as noise, smoke, odors, vibrations, etc. that come from a home business;
 - Lists permitted uses;
 - Lists prohibited uses;
 - Requires a license be issued;
- Hold public meetings, specifically including local home business operators, as well as concerned citizens, to refine the specifics of the zoning language.

PARK / OPEN SPACE DISTRICTS

10) Goal: Designation of a specific zoning district for parks and / or open spaces.

Objectives and Actions:

- Development of a specific zoning district for parks and / or open spaces. This could include language that covers:
 - Accessory structures (shelters, etc.);
 - Play structures;
- Identification of all areas that are parks and open spaces, and re-zoning them to the new ‘Parks / Open Space’ category.

ADULT BUSINESSES

11) Goal: Creation of effective regulation of adult businesses.

Objectives and Actions:

- Develop effective zoning code to deal with adult oriented businesses. This could include:
 - Licensing businesses;
 - Setting fees for review of license materials and administrative costs;
 - Creation of separation criteria, requiring that these types of businesses locate a certain distance from specific uses (schools, residential areas, other adult businesses, etc);
 - Classify adult businesses into categories, such as:
 - ♣ Mainstream media outlets with less than 10 percent sexually oriented material;
 - ♣ Mainstream media outlets with less than 40 percent sexually oriented material;
 - ♣ Sexually oriented media outlets;
 - ♣ Sex shops (see definition below);
 - ♣ Sexually oriented motion picture theaters;
 - ♣ Sexually oriented cabarets;
 - ♣ Any of the touching businesses.
 - Treating all categories of adult business differently, such as:
 - ♣ Regulating adult bookstores based on amount of customer accessible stock;
 - ♣ Regulating adult bookstores based on the amount of floor area dedicated to such stock, that is accessible by customers;
- A potential code should include definitions.

NOTE: Sex shop – an establishment offering goods for sale or rent and that meets any of the following tests:

1. The establishment offers for sale items from any two of the following categories: (a) adult media, (b) lingerie, or (c) leather goods marketed or presented in a context to suggest their use for sadomasochistic practices; and the combination of such items constitutes more than 10 percent of its stock in trade or occupies more than 10 percent of its floor area.
2. More than 5 percent of its stock in trade consists of sexually oriented toys or novelties.
3. More than 5 percent of its gross public floor area is devoted to the display of sexually oriented toys or novelties.

Source: “everything you always wanted to know about regulating sex businesses”. Kelly, Eric Damian and Cooper, Connie; American Planning Association; Planning Advisory Service Report #495/496; p. 131.

LIGHTING STANDARDS

12) Goal: Preservation of the views provided in the night sky in and around Galena, as well as installing consistent lighting styles in new developments.

Objectives and Actions:

- The development of lighting standards by the City to be applied to new developments.
- These standards could include:
 - Requiring downcast lighting to minimize the glare back into the sky;
 - Developing recommendations on lighting styles that are consistent with the style of lighting preferred throughout the community.
 - Designating a specific type or style of light to be the light that the City uses in new developments.

ANNEXATION

13) Goal: Consider annexation of properties bounded on three sides by City the to more effectively provide services, as well as allow revenue to be collected for services provided (See Map #14).

Objectives and Actions:

- Utilize Illinois State Statutes to annex properties that are surrounded on three sides by City boundaries;
- Annex the two current township islands within the City boundaries, as they are receiving City services that are not being paid for.
- Require that all new development on the edge of the City annex to the City to gain access to City sewer and water utilities.

DESIGN GUIDELINES

14) Goal: Successfully meshing new developments in the City with the style, design, and flavor of existing developments, specifically the historic district.

Objectives and Actions:

- Development of a design guidebook that outlines:

-
- Specific styles of structures and architectural features that the City desires to see used in new developments. These could include recommendations on:
 - ♣ Fenestration (window treatments);
 - ♣ Color choices;
 - ♣ Exterior treatments;
 - ♣ Architectural styles;
 - ♣ Lighting styles;
 - ♣ Window styles;
 - ♣ Roof line and pitch;
 - ♣ NOTE: All recommendations should be backed up by specific, graphic examples to provide firm legal footing for the City to stand upon.
 - The design guidebook should include multiple illustrations and photos of what the City considers to be acceptable design, as well as unacceptable design.
 - Apply this design guidebook to specific zoning classifications, providing examples of acceptable and preferred designs for each.

ZONING CODE UPDATE

15) Goal: Update the City of Galena's Zoning Ordinance.

Objectives and Actions:

- Contract with a qualified consulting firm to review and update the City's existing zoning ordinance to make it compatible with the updated Comprehensive Plan.
- Adopt the updated zoning ordinance into legislation.

10.8 Intergovernmental Cooperation



RURAL CHARACTER OF GALENA

1) Goal: Protect and maintain the rural character of the City of Galena and the surrounding areas, as the City of Galena and the region continue to grow.

Objectives and Actions:

- Work with Jo Daviess County to direct growth into the Contiguous Growth Areas surrounding the City of Galena, as well as other County population centers.
- In conjunction with the surrounding Townships and Jo Daviess County, develop a specific land use plan that all three governing bodies involved agree on and will use when making land use decisions.

HIGHWAY 20 DESIGN GUIDELINES

2) Goal: Develop appearance / design guidelines to protect the eastern entrance from Hwy 20 into the City.

Objectives and Actions:

- Work with the surrounding Townships and the County to develop a set of guidelines and standards that can be applied to the eastern entrance into the City. These could include:
 - Designating certain areas to remain undeveloped;
 - Developing a set of guidelines for areas that are allowed to develop, such as:
 - ♣ Density requirements;
 - ♣ Height requirements;
 - ♣ Appearance / design requirements;
- Develop a committee, composed of City, Township and County representatives, charged with the development of these guidelines.
- Ask the County to formally adopt the design / appearance guidelines as part of the review process for developments within this corridor.

3) Goal: Designate a corridor at the eastern entrance to the City that will be regulated by design guidelines.

Objectives and Actions:

- Identify the areas that the City, Townships, and County wish to protect and the reasons for this designation;
- Formally designate the area, at the City and County level, as being subject to the design guidelines developed by the Committee.
- Identify parcels not to be developed and communicate this information to the County and surrounding Townships.
- Map #15 identifies a proposed corridor area that extends 1,500 feet on each side of the proposed future center line.

EXTRA TERRITORIAL LAND USE

- 4) Goal: Identify those areas outside of the City limits that are designated for growth, no growth, limited growth, or otherwise, and pass this information on to the County and Townships for implementation (see Map #15).**

Objectives and Actions:

- Identify those areas outside of the City that should be designated as “no-growth” areas and specifically outline the rationale for this designation, such as;
 - Viewshed protection;
 - Protection of soil and water resources;
 - Lack of feasibility to extend services to these parcels;
- Identify those areas outside of the City that are slated as growth areas and outline the rationale for this decision, such as;
 - Access to City sewer and water services;
 - Not a threat to vital natural resources;
 - Access to transportation;
- Identify growth areas by type of growth desired.

PROVISION OF URBAN SERVICES

- 5) Goal: Create an infrastructure plan that shows areas of potential development to better aid in making planning and development decisions.**

Objectives and Actions:

- Develop an infrastructure service map that shows areas that could feasibly be served by City sanitary sewer and water services in the County identified Contiguous Growth Area.
- Direct growth to those areas that can be economically served by City sanitary sewer and water services.

ANNEXATION

6) Goal: Develop pre-annexation agreements with developers that protect the City's long-term interests.

Objectives and Actions:

- Utilizing an infrastructure planning map, identify areas that will be served by City services in the future, but cannot be feasibly served at this time;
- Meet with developers and other stakeholders to open a dialogue discussing pre-annexation issues, such as:
 - Developing subdivisions with centralized sewer facilities, such as a holding tank or local grinder pump that the City could operate and maintain;
 - Developing subdivisions with centralized water facilities in such as a local well;
 - Time tables for connection of City services to a subdivision's water and sanitary sewer system.

7) Goal: Consider annexation of properties bounded on three sides by City the to more effectively provide services, as well as allow revenue to be collected for services provided (see Map #14).

Objectives and Actions:

- Consider utilizing Illinois State Statutes to annex properties that are surrounded on three sides by City boundaries.
- Consider annexing the two current town islands within the City boundaries, as they are receiving City services that are not being paid for.

LAND USE PLAN, 2020

11.0 Introduction

The City of Galena's Planning Commission used a three-step process to determine the preferred future land use patterns for the City and the City's extraterritorial planning area for the next 20 years. First, the Planning Commission members reviewed the population, housing and economic forecasts, background information, and issues, opportunities, and constraints that were established in the previous stages of the planning process. They then looked at Plan Concept Maps for the City and extraterritorial planning area, which were prepared after talking with local experts to gain their views on likely continued development trends within the City and extraterritorial planning area. After reviewing and discussing the information gained in the first two steps and the input received from the public, the Planning Commission used this knowledge to develop the following visions on how they would like Galena to look if new responses to identified trends were put into action. Map #15 visually depicts the desired future land use patterns for the City and its extraterritorial planning area. The following provides a synopsis of these desired future land use patterns.

NOTE:

Dwelling unit: A building or portion thereof designed exclusively for residential occupancy and containing provisions for living, sleeping, eating, cooking and sanitation for not more than one family.

Affordable Housing: Housing that is available for all ranges of the income spectrum within a community. Generally accepted guidelines state that total direct and indirect housing costs should be approximately 30% of a households income.

11.1 Single Family Residential

For the purposes of this document, single family residential is defined as a structure containing one dwelling unit.

The City has identified several areas for single-family development in the next 20 years. Ideally, the City would like to see single-family development occur within its corporate limits. The majority of the single family residential is proposed for areas to the west of the City, primarily in West Galena Township.

11.2 Multi-Family Residential

For the purposes of this document, multi-family residential is defined as a dwelling containing two or more dwelling units, but not including converted dwellings. Examples include condominiums, duplexes, apartments, townhouses, and row houses.

Multi-family residential use areas serve as a transition areas between existing and future single-family, industrial, and commercial areas. The City encourages multi-family residential uses to be mixed in with other types of residential developments.

11.3 Commercial

Commercial land uses include areas where retail goods are bought and sold and services are provided. Over the next 20-years the City desires new commercial uses to locate primarily along the existing Hwy 20 corridor. The majority of these areas are located at the northwestern edge of the City, close to the future interchange with the Hwy 20 bypass.

11.4 Industrial

Industrial land uses are areas where goods are manufactured, stored, finished, shipped, or processed, research and development occurs, and laboratories exist. Over the next 20-years, the City desires industrial uses to locate in the northwestern edge of the City. This area will have improved access to transportation options with the completion of the Hwy 20 bypass. This area, specifically near the bypass, is the most suitable in the City.

11.5 Green Space

Green space includes parks, active and passive recreation areas, conservation areas, play grounds, and open space. The distinguishing factor that these land uses have in common is that they will not be developed. In the next 20-years, the City would like neighborhood parks established in all major residential developments within the City and its extraterritorial planning area. The City has also identified a potential future trail system. The proposed trail system makes use of the topography of the area, and attempts to minimize the chances that future users of the trail will have to climb extremely steep grades. This system, along with proposed future park and greenway areas, are shown in Map #13.

11.6 Public and Quasi-Public

For public/quasi-public land use, the City has the existing City Hall site, located at 312 ½ North Main Street. A new sewer treatment plant is located at Turtle Pond at East Cross Road. The old sewer treatment plant currently used as a pumping station is located on Meeker Street. The City also owns the park and recreation facilities located within the City limits.

11.7 Transportation

To accommodate growth over the next 20-years the City has designated future road extensions for future development areas within the City's extraterritorial planning area.

11.8 Office Park

To accommodate future office space, the City has identified space for a future office park. This is a development on a tract of land that contains a number of separate office buildings, supporting uses and open space designed, planned, constructed and managed on an integrated and coordinated basis.

An office building is defined as: A building used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper or candy stand or other similar service.

11.9 Land Use Projections

The tables below list the anticipated housing/residential development scenarios based on population projections, average household size, and household projections. The total acreage required assumes an average requirement of 0.421 acres per housing unit. This is consistent with average lot size currently being developed in the City of Galena.

The average lot size was calculated using the total number of lots and the acres that they will consume in four recent developments; the Timp subdivision, the Miller subdivision, Galena Scenic Meadows, and Cobblestone Crossing. The total number of acres that are being used for residential development were divided by the total number of potential dwelling units.

Year	Population Projections*	Household Projections*	Total Residential Acreage Required**
2000	3,460	1,750	
2005	3,435	1,798	20.208
2010	3,410	1,847	20.629
2015	3,385	1,895	20.208
2020	3,360	1,943	20.208
Total Change	-100	193	81.255

B. Based on Historical Household and Building Permit Trends (Method4)

Year	Population Projections*	Household Projections*	Total Residential Acreage Required**
2000	3,460	1,750	
2005	3,502	1,792	17.682
2010	3,544	1,835	18.103
2015	3,586	1,879	18.524
2020	3,629	1,924	18.945
Total Change	169	174	73.256
<i>*See the Community Profile for information on projections</i>			
<i>**Average acreage requirement of 0.421 acre per housing unit</i>			

PLAN IMPLEMENTATION

12.0 Introduction

The implementation of the City of Galena comprehensive plan involves decision-making by both public officials and the citizens of the community. These decisions will be measured by the concern over the welfare of the community, the willingness to make substantial investments for improvement within the community, and the realization that certain procedures must be followed and adhered to for the continued high quality environment found within the City. Suggested implementation measures include:

- The implementation and enforcement of regulatory ordinances and non-regulatory activities based on the goals and objectives identified in the comprehensive plan.
- The establishment and support of a continued planning process providing for periodic review and updates to the plan and land use control measures.
- The support of committees and local organizations to carry-out specific community improvements as identified in the comprehensive plan.
- The official adoption and administration of a capital improvements program.

12.1 Regulatory Measures

Regulatory measures used to guide development are an important means of implementing the recommendations of a comprehensive plan. Various examples, including the zoning ordinance, land division or subdivision regulations, official mapping, and extraterritorial land use controls comprise the principal regulatory devices used to protect existing development as well help to guide future growth and development as identified in the comprehensive plan. These regulatory and land use control measures are officially adopted by the City Council as ordinances (or as revisions to the existing ordinances), then administered by the various City departments and officials. The objectives and recommendations of these regulations are discussed below. **Note: All current and future ordinance language should reference the City of Galena Comprehensive Plan.*

A. Zoning Ordinance

Zoning is used to guide and control the use of land and structures on land. In addition, zoning establishes detailed regulations concerning the areas of lots that may be developed, including setbacks and separation for structures, the density of the development, and the height and bulk of building and other structures. The general purpose for using zoning is to avoid undesirable side effects of development by segregating incompatible uses and by maintaining adequate standards for individual uses.

The establishment of zoning districts is generally conducted after careful consideration of the development patterns indicated in the comprehensive plan. Amending zoning district boundaries has the overall effect of changing the plan (unless amendments correspond to changes within the plan), therefore, it is

reasonable to assume that indiscriminate changes may result in weakening the plan. The City Council makes final decisions on the content of the zoning ordinance and the district map. These decisions are preceded by public hearings and recommendations of the zoning board.

Recommendations

- Revise the current zoning ordinance to allow zero lot line (duplex / condominiums / townhouses / multi-plex) structures to be built.
- Develop zoning code language that specifically allows condominiums in certain residential districts.
- Lowering density requirements on new housing developments to allow smaller, more affordable housing options to be built.
- Create smaller minimum lot sizes to decrease the cost of lots.
- Reduce front, side, and rear yard setbacks to lower the cost of housing lots.
- Increase the maximum lot coverage allowed on a parcel, when it is tied to a joint storm water facility, such as a detention basin.
- Develop effective zoning regulations to deal with adult businesses (see Goals, Objectives, and Action Plan section for specific recommendations).
- Develop a specific zoning district for parks and / or open spaces.
- Develop effective home business regulations (see Goals, Objectives, and Action Plan section for specific recommendations).
- Development and enforcement of landscaping standards.
- Development of a zoning designation for Office Parks.
- Development of a zoning designation for Office / Residential mixes.
- Creation of a “Traditional Neighborhood Design” zoning designation (see Goals, Objectives, and Action Plan for specific recommendations).
- Develop a zoning ordinance that allows “cluster development”.

B. Subdivision Ordinance

Subdivision regulations serve as an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space other improvements necessary to ensure that new development will be an asset to the City.

Recommendations

- Modify the current subdivision ordinance to require that all new developments connect to City water and sanitary sewer services, regardless of their distance from current utility improvements.
- Improve connectivity in newly developed street networks by setting a maximum number of lots that can be served by a cul-de-sac and setting a maximum length for dead end streets.

-
- Require that all new developments connect to City water and sanitary sewer services.
 - Require all new subdivisions install adequate landscape features, such as street trees.
 - Require all new subdivisions to install sidewalks that meet City standards.
 - Require all new subdivisions to install sewer and water facilities that meet City standards.
 - Require storm water runoff in new developments not exceed pre-development levels.

12.2 Non-Regulatory Measures

A. Capital Improvement Programming

This is an ongoing financial planning program intended to help put planning proposals into effect. The program allows local communities to plan for capital expenditures and minimize unplanned expenses. Capital improvements or expenditures are those projects that require the expenditure of public funds for the acquisition or construction of a needed physical facility.

Capital improvement programming is a list of proposed projects according to a schedule of priorities over the next few years. It identifies necessary public improvements, estimates costs, discusses means of financing them, and establishes priorities for them over a four-to-six year programming period. Improvements or acquisitions considered a capital improvement include:

- Public buildings (i.e. – fire and police stations)
- Park acquisition and development
- Roads and highways
- Utility construction and wastewater treatment plants
- Joint school and other community development projects
- Fire and police protection equipment

A capital improvement plan or program is simply a method of financial planning for these types of improvements and scheduling the expenditures over a period of several years in order to maximize the use of public funds. In addition, each year the capital improvement program should be extended one year to compensate for the previous year that was completed. This keeps the improvement program current and can be modified to the community's changing needs.

Preparation of a Capital Improvement Program

The preparation of a Capital Improvement Program is normally the joint responsibility of the community administrator or plan commission, village president, various department heads, governing body, and citizen commissions.

The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. In communities that have a community development plan or comprehensive plan, a planning agency review of the proposed capital improvement program is desirable.

Recommendations

- Development of parking options to serve the downtown area (see Goals, Objectives, and Action Plan section for specific recommendations).
- Prepare a PASER analysis (see Goals, Objectives, and Action Plan or Transportation sections a for description of PASER).
- Development of a walking trail atop the Galena River dike, with a connection to other community trails including the Legacy Trail.
- Connection of all residences, where practical, to City water and sewer services.
- Relocation of City Hall to a new facility.
- Formal adoption of the CIP by the City Council.
- Address additional staffing and equipment needs for the Police and Fire Departments, as they occur.
- Continue to implement the *Galena Downtown Redevelopment Master Plan* to address infrastructure improvements.
- Construction of a new Community Center.
- Developing recreational programming that serves the needs of all ages in the City.
- Development of a recreational trail plan for the City.
- Development of a bike route plan that connects City routes to external bike routes, such as the Grand Illinois Trail and surrounding parks and natural areas.
- Development of facilities that support bike routes in the City, such as bike racks and bike lanes.
- Drafting of a comprehensive Park Maintenance program.
- Investigation and development of a sidewalk replacement program for existing City sidewalks.

B. Impact Fees

At the time a building permit is issued, fees are obtained from developers and applied exclusively to construct or expand public facilities that generally serve an area greater than that of the development. These “impact fees” are most commonly applied to major street and highway projects, water and sewerage systems, obtain open space, community parks, and storm water control facilities.

Recommendations

- Develop a parkland dedication requirement, or “fee -in-lieu-of” payment, for all newly developed residential areas.

12.3 Plan Implementation Recommendations/Schedule

The plan implementation table on the following pages provides a detailed list and work schedule of major actions that the City should complete as part of the implement of the Comprehensive Plan. It should be noted that many of the actions will require considerable cooperation with others, including the citizens of Galena, City staff/departments, and local/state governments. The completion of recommended actions in the timeframe presented may be affected and or impacted due to competing interests, other priorities, and financial limitations facing the City.

Plan Implementation Recommendations and Schedule

<i>Element/Category</i>	<i>Recommendation</i>	<i>Schedule</i>
1. Economic Development	• Develop tour “packages” to further market the Galena area.	2002 – 2003
	• Conduct market research.	Ongoing
	• Development of a package of design controls and incentives for the Hwy 20 Bypass area.	2002 – 2004
	• Identifying and obtaining funds for incentive programs.	Ongoing
	• Development of a business visitation program.	2003
	• Identify a list of preferred and targeted businesses for the Galena area.	2003
	• Amend the zoning code to allow multiple types of housing to ensure that all Galena employees and residents have access to affordable housing.	Ongoing
	• Work with Jo Daviess County to continue to develop the region as a tourist destination.	Ongoing
	• Development of methods to address parking in the downtown area.	Ongoing
	• Work with providers of high speed internet to aid in the expansion of this service to the Galena area.	Ongoing
• Continue to work with the school district and employers to aid in the development of the area’s workforce.	Ongoing	

	<ul style="list-style-type: none"> • Develop further funding options, such as a revolving loan fund, to aid in business recruitment. 	Ongoing
2. Housing	<ul style="list-style-type: none"> • Identify and obtain funds to provide homeowners with incentives to rehabilitate and maintain historic homes. • Complete categorization of Historic Preservation categories for all structures in the Historic District. • Development of minimum housing standards within the City to allow the inspection of rental properties. • Revise zoning code to expand housing options and opportunities for the residents of the City. • Creation of a zoning code that specifically allows condominium developments. • Encourage the development of additional housing for the elderly population that accepts funding assistance. • Make water and sewer services available to newly platted lots to allow them to develop, while tying access to these services to annexation to the City. 	<p>2002 – 2004</p> <p>2002</p> <p>2002 – 2004</p> <p>2002 – 2003</p> <p>2002 – 2003</p> <p>Ongoing</p> <p>Ongoing</p>
3. Transportation	<ul style="list-style-type: none"> • Support the completion of the Hwy 20 bypass around the City of Galena. • Conduct a Pavement & Surface Evaluation and Rating System (PASER) analysis. • Work with IDOT to re-route truck traffic to the future four lane Hwy 20 bypass. • Upgrade street and road system to acceptable road standards. Continue road maintenance and improvements. • Development of a recreational trail atop the Galena River dike, with a connection to other community trails, including the Legacy Trail. • Address parking within the downtown area through the development of shuttles, parking ramps, off-site parking, and improved signage. • Develop a design review process to address the eastern entrance into the City of Galena, and the Hwy 20 corridor. • Develop new street networks in such a way as to promote interconnectivity while reducing the number of dead end streets. 	<p>Ongoing</p> <p>2003 – Ongoing</p> <p>2005 – On</p> <p>Ongoing</p> <p>2003 – 2004</p> <p>Ongoing</p> <p>2003 – 2005</p> <p>Ongoing</p>
4. Public/Community Facilities	<ul style="list-style-type: none"> • Connect all residences within the City, where feasible, to City sewer and water. • Update, implement, and enforce all septic / sewerage 	<p>Ongoing</p> <p>2003 – 2005</p>

	<p>related ordinances within the City.</p> <ul style="list-style-type: none"> • Locate a joint solid waste and recycling drop off facility in the downtown area for downtown merchants to share. • Develop clear guidelines, with Waste Management’s assistance, regarding what is and is not acceptable to recycle. • Relocate City Hall to a new facility. • Formally adopt the 5 Year Capital Improvements Plan (CIP). • Continue to address the capital equipment and staffing needs of the Fire and Police Dept. as the community grows and the number of visitors increases. • Work with appropriate entities to continue to remove electric and phone poles from the downtown area. • Continue to address the water loss in the City’s water distribution system. • Improve storm water management in newly developing areas. 	<p>2003 – 2004</p> <p>2003</p> <p>2003 – 2006</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>
5. Cultural/ Historical/ Recreational	<ul style="list-style-type: none"> • Complete the ranking study of all historic structures in and around the City of Galena. • Maintain and improve upon the historic structures in the community. • Create an organizational structure that is solely focused on parks and recreational programming. • Establish mechanisms, such as “fee -in-lieu-of” payments and parkland dedications, to create new park facilities. • Development and funding for the construction of a new Community Center. • Continue to maintain and utilize Turner Hall as a vital community resource. • Develop the recreational potential in and around the City of Galena to provide another outlet for tourists, as well as local residents. • Improve communication between the Spanish and other non-English speaking communities and the English speaking community in the City of Galena. • Develop recreation programs that meet the needs of all age groups. 	<p>2002 – 2003</p> <p>Ongoing</p> <p>2002 – 2004</p> <p>2003 – 2005</p> <p>2004 – 2006</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>

	<ul style="list-style-type: none"> • Develop a recreation trail plan within the City. • Develop a bike route plan that connects the City's bike routes to external bike routes. • Develop supporting facilities for bicyclists. • Develop a comprehensive park maintenance program for the current and future City park system. 	<p>2003 – 2005</p> <p>2003 – 2004</p> <p>Ongoing</p> <p>2004 – 2006</p>
6. Natural Resources	<ul style="list-style-type: none"> • Preserve and protect the natural areas in and around the City of Galena. • Preserve the natural beauty and view sheds along the eastern entrance into the City. • Address the shallow depth to bedrock in the northeast portion of the City, relating to the extension of services, the construction of structures, and storm water runoff. • Preserve and protect the Galena River from further degradation. • Relocation of the industrial business currently located in the floodplain of the Galena River. 	<p>Ongoing</p> <p>Ongoing</p> <p>2004 – 2005</p> <p>Ongoing</p> <p>2004 – 2007</p>
7. Land Use and Development	<ul style="list-style-type: none"> • Control growth on the western edge of the City of Galena by purchasing the right of first refusal for properties in and around the end of the future Hwy 20 bypass. • Revise City ordinances to require developments to occur in a rational, planned out manner, to avoid 'leap frog' development from occurring. • Update City ordinances to require that new developments fit into the surrounding City by installing landscape features, street trees, sewer, storm water, and water facilities and sidewalks that meet the City's standards. • Update City ordinances to require that all new developments install sidewalks to improve the 'walkability' and connectivity of the City. • Update City ordinances to require that all new developments install landscaping features to protect the rural character of the community. • Develop a zoning ordinance that allows the construction of 'traditional neighborhood design' developments. • Develop a zoning ordinance that allows the construction of cluster developments. • Develop a zoning ordinance that allows for the construction of Office / Residential developments and Office Parks. • Create effective home business regulations. 	<p>2003 – 2006</p> <p>2003 – 2005</p> <p>2003 – 2005</p> <p>2003 – 2004</p>

	<ul style="list-style-type: none"> • Create a specific zoning district for green space / parks / open space. • Create effective regulation of adult businesses. • Preserve the views of the night sky by creating effective lighting standards. • Consider annexation of properties that are bounded on three or more sides by the City. • Develop a design guidebook for new developments to ensure that they are blending in to the existing, historic structures in the City. 	<p>Ongoing</p> <p>2003</p> <p>2003 – 2004</p> <p>2003 – 2004</p> <p>Ongoing</p> <p>2004 – 2005</p>
8. Intergovernmental Cooperation	<ul style="list-style-type: none"> • Protect and maintain the rural character of the City of Galena, even as growth continues to occur. • Develop design guidelines to protect the eastern entrance into the City. • Designate a corridor to be regulated by these design guidelines. • Identify those areas outside the City limits that are designated for different and varying types and amounts of growth. • Create an infrastructure plan that shows areas of potential development to better aid in making planning and development decisions. • Develop pre-annexation agreements with developers that protect the City's long-term interests. • Consider annexation of properties that are bounded on three or more sides by the City. 	<p>Ongoing</p> <p>2004 – 2006</p> <p>2003 – 2005</p> <p>Ongoing</p> <p>2003 – 2005</p> <p>Ongoing</p> <p>Ongoing</p>

12.4 Plan Amendments and Updates

The City of Galena should regularly review its progress toward achieving its goals, objectives, and recommendations of the Comprehensive Plan, and update and amend the plan as appropriate. Below is the suggested criteria, along with procedures, for monitoring, amending, and updating the Comprehensive Plan.

A. *Monitoring the Plan*

The City should continually review and evaluate its decisions on public investments, regulations, development proposals, and other actions against the recommendations found within the Comprehensive Plan. In addition, City Staff should prepare an annual report assessing the City's progress in implementing the

recommendations of the plan, and identify major decisions that were consistent (or inconsistent) with the plan. This report should be distributed to the City Council, Plan Commission, and other applicable City committees and staff.

B. Plan Amendments

Plan implementation continues through the adherence to the goals, objectives, and actions statements set forth in this plan. However, it should be emphasized that these goals, objectives, and action statements are not cast in concrete.

Amendments may be appropriate in years following the adoption of the plan, particularly where the plan becomes contradictory towards emerging issues, policy, or trends. These amendments are typically minor changes to the plan's maps or text. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity and becomes meaningless. To follow State comprehensive planning law, the City should use the same process to amend the plan when initially adopted (regardless of how minor the amendment or change).

C. Plan Updates

It is recommended that the City update its Comprehensive Plan every 5 years, with a yearly review to supplement this update. It is also recommended that the City update its ordinances to comply with this plan and future updates.

APPENDIX A

GALENA AREA ECONOMIC DEVELOPMENT PROGRAMS

The Galena area has many economic development programs. These are offered through the City of Galena, Jo Daviess County, Alliant Energy, State Funds, and Federal monies, to name a few.

These programs were provided by: <http://www.galenachamber.com/economic.htm>.

CITY OF GALENA ECONOMIC DEVELOPMENT REVOLVING LOAN PROGRAM

The City of Galena offers loans at rates between 3% and 8% for businesses that meet the application requirements. The primary purpose of the fund is to attract investment and create jobs. Terms of the loan vary according to the use of the funds. Terms are determined by the Community Development Fund of Galena Board of Directors. The funds may be used for real estate, site improvements, machinery and equipment and, in special cases, working capital. In order to qualify, at least 51% of the jobs created must benefit low to moderate income residents.

Pre-applications may be obtained from the city Economic Development Director by calling 815-777-1050. Upon review for qualification, the lending institution will forward the application to the City Manager. Once staff reviews the project, approval must be given by the Community Development Fund of Galena Board. Once they approve the application, the City Council may then approve release of the funds.

Applications may be obtained from the following participating lending institutions:

Galena State Bank & Trust 971 Gear Street Galena, IL 61036 Phone: 815-777-0663	U.S. Bank 115 Perry Street Galena, IL 61036 Phone: 815-777-0344	First Community Bank 9816 US Route 20 West Galena, IL 61036 Phone: 815-777-6300
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JO DAVIESS COUNTY COMMUNITY DEVELOPMENT CORPORATION REVOLVING LOAN PROGRAM

The Jo Daviess Community Development Corporation is a consortium of county lending institutions that provide funds at 2% under prime to qualified businesses for the purpose of retaining, expanding, and/or creating employment for low to moderate-income persons in Jo Daviess County.

Funds may be used for land and building acquisition, construction, renovation, machinery, equipment, inventory and working capital. The term for fixed assets, equipment or real estate is up to 15 years. The term for working capital is 3 to 7 years.

Applications may be obtained from the following participating lending institutions:

Apple River State Bank 815-594-2357	Firststar 815-777-0344
East Dubuque Savings Bank 815-747-3173	Galena State Bank & Trust 815-777-0663
Elizabeth State Bank 815-858-2221	State Bank of Winslow-Warren 815-745-9011
First Bank Stockton 815-947-2000	Tri-State Bank & Trust Co.

ALLIANT UTILITIES ECONOMIC DEVELOPMENT PROGRAMS

Alliant Utilities is the electric service provider for the City of Galena and much of the Tri-State area. They provide a number of programs and incentives for new businesses in their service area. They maintain an extensive web site to help with your search for a location in the Tri-State area at www.alliant-energy.com.

An economic development representative will work with a prospective business providing information on available buildings, sites, labor market statistics, sources of funding, taxes, financial incentives and transportation among others. They will also work with businesses to increase energy efficiency and reduce operating costs.

Contact: **Steve Peterson**
Alliant Utilities Economic Development Department
P.O. Box 192
Madison, WI 53701-0192
Phone: 608-252-0536
Fax: 608-252-3479

SMALL BUSINESS ADMINISTRATION LOAN FUNDS

There are several Small Business Administration Loans that may be applied for through local lenders. SBA 7(A) and SBA Low Doc loans are among the options available to small businesses in Illinois. Interest rates are generally 2.25% to 2.75% over prime depending on the length of the term of the loan. Maturity is generally 5 to 10 years. Fixed asset loans can be up to 25 years. For further details regarding SBA programs contact the City of Galena Economic Development Director, Cindy Pepple at 815-777-1050.

ILLINOIS COMMUNITY SERVICES BLOCK GRANT LOAN PROGRAMS

The State of Illinois provides long term, fixed rate financing to new or expanding companies by linking federal, state and private funding sources. The program is able to offer below market interest rates for a term of up to ten years. At least one job must be created for, and filled by, a low-income person for each \$15,000 of public investment. CSBG can participate in up to 49% of the total borrowing for the project. The remaining financing should come substantially from conventional financing obtained from a licensed Illinois lending institution.

Contact: **Northwestern Illinois Community Action Agency**
Judith Eikstadt, Executive Director
103-109 North Chicago
Freeport, IL 61032
Phone: 815-232-3141

ILLINOIS HISTORIC PRESERVATION TAX CREDITS

The Historic Preservation Tax Credit Program provides federal income-tax incentives for the rehabilitation of historic income-producing properties. A 20% tax credit is available for the substantial rehabilitation of commercial, agricultural, industrial, or rental residential buildings that are certified as historic. The credit may be subtracted directly from federal income taxes owed by the owner.

To be eligible for this tax credit, the business must occupy a National Register Historic Property or be in a contributing structure in a National Register Historic District and its ultimate use must be income-producing. Rehabilitation must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The National Park Service must determine if a building is eligible.

Contact: **Illinois State Historic Preservation Agency**
1 Old State Capitol Plaza
Springfield, IL 62701-1507
Phone: 217-785-4512

APPENDIX B

Additional Information for Water Infrastructure Needs Survey

Project #	Project Description	Project Cost \$	Reason for Project	Reference Material
1000	Field Street watermain replacement	151,540	Existing main is of cast iron and has suffered numerous breaks.	Engineers estimate Water System Study – IIW Engineers
1001	Bouthillier Street watermain replacement	432,000	Existing main is of cast iron and has suffered numerous breaks.	Engineers estimate
1002	Install loops to existing mains	100,000	Allow improved flow and pressure.	None. Estimate based on \$200/ft to install pipe and reinstate street.
1003	West Street watermain replacement	188,00	Existing main is of cast iron and has suffered numerous breaks.	Engineers estimate
1004	North Dodge Street watermain replacement	282,400	Existing main is of cast iron and is undersized.	Engineers estimate
2000	Well #5 refurbishment	741,106	Existing pumphouse has outlived useful life and suffers high maintenance costs	Design Report – Strand Associates Engineers estimate
2001	New well #7	595,000	This area of City on critical review status. New facility will allow continuing development in this area.	Design Report – Strand Associates Engineers estimate
2002	New water storage at well #7	1,041,770	This area of City on critical review status. New facility will allow continuing development in this area.	Design Report – Strand Associates Engineers estimate
2003	New pumphouse at well #7	564,549	This area of City on critical review status. New facility will allow continuing development in this area.	Design Report – Strand Associates Engineers estimate
2004	Refurbish water tower at well #5	350,000	Water tower dates from early 1960's and is in need of upgrade.	None. Estimate based on costs for new tower at well #7
2005	New well #8 at East side	281,000	Reservoir on this side of city needs to have a water source. At present water is pumped to this location over a distance of 2.2 miles.	Water System Study – IIW Engineers
2006	New pumphouse at well #8		Reservoir on this side of city needs to have a water source. At present water is pumped to this location over a distance of 2.2 miles.	Water System Study – IIW Engineers
2007	Increase size of well		Allow for increased	None. Estimate based

	#6 pumphouse		chemical storage and enable larger working area.	on costs for refurbishment of well #5
Project #	Project Description	Project Cost \$	Reason for Project	Reference Material
2008	New PLC at well #6	45,000	Existing PLC is approaching it's useful life.	None. Estimate based on costs for refurbishment of well #5.
2009	SCADA provision	160,000	Provide SCADA capability to all water facilities for monitoring and security reasons.	Engineers estimate
3000	Replace pressure reduction stations	120,000	Existing stations are approaching their useful life.	Water System Study – IIW Engineers
3001	New pressure reduction stations	60,000	Maintain lower pressures in downtown area.	Water System Study – IIW Engineers
3002	Replace hydrants	187,500	Existing hydrants are approaching their useful life.	None. Based on installation cost of \$2,500/hydrant
3003	Replace lead service lines	125,000	Eliminate lead services for reasons of health	None. Based on replacement cost of \$500/service

Notes:

Figures compiled February 2003

MAPS