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# 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

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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.

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- 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.

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

	<p>related ordinances within the City.</p> <ul style="list-style-type: none"> <li>• Locate a joint solid waste and recycling drop off facility in the downtown area for downtown merchants to share.</li> <li>• Develop clear guidelines, with Waste Management’s assistance, regarding what is and is not acceptable to recycle.</li> <li>• Relocate City Hall to a new facility.</li> <li>• Formally adopt the 5 Year Capital Improvements Plan (CIP).</li> <li>• 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.</li> <li>• Work with appropriate entities to continue to remove electric and phone poles from the downtown area.</li> <li>• Continue to address the water loss in the City’s water distribution system.</li> <li>• Improve storm water management in newly developing areas.</li> </ul>	<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"> <li>• Complete the ranking study of all historic structures in and around the City of Galena.</li> <li>• Maintain and improve upon the historic structures in the community.</li> <li>• Create an organizational structure that is solely focused on parks and recreational programming.</li> <li>• Establish mechanisms, such as “fee -in-lieu-of” payments and parkland dedications, to create new park facilities.</li> <li>• Development and funding for the construction of a new Community Center.</li> <li>• Continue to maintain and utilize Turner Hall as a vital community resource.</li> <li>• Develop the recreational potential in and around the City of Galena to provide another outlet for tourists, as well as local residents.</li> <li>• Improve communication between the Spanish and other non-English speaking communities and the English speaking community in the City of Galena.</li> <li>• Develop recreation programs that meet the needs of all age groups.</li> </ul>	<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"> <li>• Develop a recreation trail plan within the City.</li> <li>• Develop a bike route plan that connects the City's bike routes to external bike routes.</li> <li>• Develop supporting facilities for bicyclists.</li> <li>• Develop a comprehensive park maintenance program for the current and future City park system.</li> </ul>	<p>2003 – 2005</p> <p>2003 – 2004</p> <p>Ongoing</p> <p>2004 – 2006</p>
6. Natural Resources	<ul style="list-style-type: none"> <li>• Preserve and protect the natural areas in and around the City of Galena.</li> <li>• Preserve the natural beauty and view sheds along the eastern entrance into the City.</li> <li>• 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.</li> <li>• Preserve and protect the Galena River from further degradation.</li> <li>• Relocation of the industrial business currently located in the floodplain of the Galena River.</li> </ul>	<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"> <li>• 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.</li> <li>• Revise City ordinances to require developments to occur in a rational, planned out manner, to avoid 'leap frog' development from occurring.</li> <li>• 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.</li> <li>• Update City ordinances to require that all new developments install sidewalks to improve the 'walkability' and connectivity of the City.</li> <li>• Update City ordinances to require that all new developments install landscaping features to protect the rural character of the community.</li> <li>• Develop a zoning ordinance that allows the construction of 'traditional neighborhood design' developments.</li> <li>• Develop a zoning ordinance that allows the construction of cluster developments.</li> <li>• Develop a zoning ordinance that allows for the construction of Office / Residential developments and Office Parks.</li> <li>• Create effective home business regulations.</li> </ul>	<p>2003 – 2006</p> <p>2003 – 2005</p> <p>2003 – 2005</p> <p>2003 – 2004</p> <p>2003 – 2004</p> <p>2003 – 2004</p> <p>2003 – 2004</p> <p>2003 – 2004</p>

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

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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.