MINUTES
JOINT MEETING OF THE CITY OF GALENA PLANNING COMMISSION,
HISTORIC PRESERVATION COMMISSION AND ZONING BOARD OF APPEALS
101 GREEN STREET, GALENA, IL 61036
April 23, 2025

25PC-07 – CALL TO ORDER

Joel Holland called the meeting of the Joint Meeting of the City of Galena Planning Commission, Historic Preservation Commission and Zoning Board of Appeals to order at 6:32 p.m. on Wednesday, April 23, 2025.

25PC-08 – ROLL CALL

Upon roll call, the following members were present: Planning Commission - Joel Holland, Damon Heim, Desiree Einsweiler, Steve Monahan; Historic Preservation Commission – Craig Brown, Larry Wiedenheft, Chuck Horton, Matthew Carroll, Steve Monahan; Zoning Board of Appeals – John Rosenthal, Jim Baranski, Roger Gates, Bill Spivey, William Tonne, Desiree Einsweiler, Steve Monahan.

Absent: Planning Commission - Matt Blaum; Historic Preservation Commission – Emily Doyle, Jeremy White.

25HPC-09 - ESTABLISHMENT OF QUORUM

A quorum was declared.

NEW BUSINESS

25PC-10 – PRESENTATION BY HOUSEAL LAVIGNE CONSULTING TEAM OF THE DRAFT COMPREHENSIVE PLAN FOR DISCUSSION WITH THE PLANNING COMMISSION, ZONING BOARD OF APPEALS & HISTORIC PRESERVATION COMMISSION.

Kari Papelbon, a senior planner with Houseal Lavigne Associates, presented the Draft Comprehensive Plan. She provided an update on the planning process and then reviewed the core chapters of the plan/preliminary plan elements: Land Use and Development, Economic Development, Housing and Neighborhoods, Transportation and Mobility, Community Facilities and Public Infrastructure.

Papelbon talked about why the Comprehensive Plan is important in telling Galena's story and sharing the community's vision. The plan will assist the city in evaluating and informing development proposals and will serve as a foundation for regulatory framework while supporting capital improvements planning and budgeting, identifying future studies and informing and educating the community.

She also shared information about the outreach efforts which included a department heads workshop, planning commission workshop, focus groups, business community workshop, community visioning workshop, online questionnaire, map.social engagements and an upcoming community open house.

Papelbon turned to the draft plan outline and its eight chapters: Introduction, Community Profile, Vision and Goals, Land Use and Development, Housing and Neighborhoods, Transportation and Mobility, Community Facilities and Public Infrastructure, and Implementation.

Land Use and Development – Papelbon shared the Future Land Use Plan, including the Downtown Galena Framework, specifically gateway and wayfinding, parking, public spaces, pedestrian amenities and the Westwick Foundry recommendations.

Economic Development – This section of the plan talks about attracting new businesses, diversifying the economy, workforce development and the business and industrial park.

Housing and Neighborhoods – The plan addresses historic preservation, quality and maintenance, the variety of housing options, housing accessibility, infill development, limiting short-term rentals, and planning for new growth.

Transportation and Mobility – This chapter of the plan delves into the street system including traffic and parking, congestion, and downtown and residential parking management. The bicycle and pedestrian network is discussed as well as alternative transportation options.

Community Facilities and Public Infrastructure – Papelbon explained that this chapter of the plan addresses community services, events and tourism, utilities and infrastructure, historic districts, and parks, open spaces and natural areas.

25PC-11 – REVIEW OF UPCOMING PUBLIC MEETING SCHEDULE BY THE CONSULTING TEAM.

Papelbon noted the next steps in the Comprehensive Planning process: incorporate feedback from the Planning Commission, Historic Preservation Commission and Zoning Board of Appeals. This summer, likely in June, there will be a community open house, followed by a Planning Commission meeting and public hearing. The plan then goes to the city council for adoption, most likely in the late summer or early fall.

25PC-12 – ADJOURNMENT

Motion: Einsweiler moved, seconded by Monahan, to adjourn.

Meeting was adjourned by voice vote at 7:50 p.m.

Prepared by Hillary Dickerson

These minutes are a summary of discussion on all matters proposed, deliberated, or decided, and a record of any motions made and votes taken. The minutes are intended to convey the nature of discussions that ensued on each matter but are not a verbatim transcript.