Seal of the City

# City of Galena, Illinois

## AGENDA

**PLANNING COMMISSION MEETING**

**6:30 P.M., TUESDAY, OCTOBER 28, 2025**

**GALENA CITY HALL, 101 GREEN STREET**

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**The public may also view the meeting live (no public comment) on the City of Galena YouTube channel: https://www.youtube.com/@cityofgalena1826**

| ITEM | DESCRIPTION |
|---|---|
| 25PC-21. | Call to Order by Presiding Officer |
| 25PC-22. | Roll Call |
| 25PC-23. | Establishment of Quorum |

### APPROVAL OF MINUTES

| ITEM | DESCRIPTION |
|---|---|
| 25PC-24. | Approval of the Minutes of the Planning Commission Meeting of June 25, 2025. |

### NEW BUSINESS

| ITEM | DESCRIPTION |
|---|---|
| 25PC-25. | Public Hearing on the 2025 City of Galena Comprehensive Plan. |
| 25PC-26. | Presentation by City Administrator Matt Oldenburg on the Future Land Use Map regarding non-conforming uses. |
| 25PC-27. | Discussion and Possible Action on a recommendation to the Galena City Council regarding adoption of the Comprehensive Plan. |
| 25PC-28. | Adjournment. |

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**MINUTES OF THE REGULAR PLANNING COMMISSION OF 25 JUNE 2025**

**25PC-13 – CALL TO ORDER**

Acting Chair Monahan called the regular meeting to order at 6:30 p.m. in the Board Chambers at 101 Green Street on 23 June 2025.

**25PC-14 – ROLL CALL**

Upon roll call, the following members were present: Blaum, Einsweiler, Heim, Monahan

Absent: Holland

**25PC-15 – ESTABLISHMENT OF QUORUM**

Acting Chair Monahan announced a quorum of board members present to conduct city business.

**APPROVAL OF MINUTES**

**25PC-16 – APPROVAL OF THE MINUTES OF THE PLANNNG COMMISSION MEETING OF FEBRUARY 24, 2025 AND THE JOINT MEETING OF THE PLANNING COMMISSION, HISTORIC PRESERVATION COMMISSION AND ZONING BOARD OF APPEALS OF APRIL 23, 2025**

**Motion:** Heim moved, seconded by Einsweiler to approve the Planning Commission meeting minutes of February 24, 2025 and the minutes of the joint meeting of the Planning Commission, Historic Preservation Commission and Zoning Board of Appeals of April 23, 2025.

**Discussion**: None.

**Roll Call:** AYES: Blaum, Einsweiler, Heim, Monahan
NAYS: None
ABSENT: Holland

The motion carried.

**NEW BUSINESS**

**25PC-17 – PRESENTATION BY HOUSEAL LAVIGNE CONSULTING TEAM OF THE RELATION OF THE COMPREHENSIVE PLAN TO ILLINOIS STATUTES, A BRIEF OVERVIEW OF THE PROCESS AND ENGAGEMENT, AND A HIGH-LEVEL OVERVIEW OF THE COMPREHENSIVE PLAN WITH NEXT STEPS**

Kari Papelbon with Houseal Lavigne presented the final draft of the City of Galena's Comprehensive Plan, developed with community input over the past year. She noted that the plan is an advisory document intended to guide future land use, development, and public investment decisions. It is not regulatory in nature but supports alignment with zoning ordinances and strategic planning. Papelbon highlighted the following:

**Planning Process Overview:**

- **Kickoff (Oct.)**: Fact-finding and baseline assessment
- **Community Engagement**: Surveys, focus groups, public workshops, map-based input
- **Draft Review**: Multiple rounds with Planning Commission, Historic Preservation Commission, Zoning Board of Appeals, and City staff

- **Final Draft**: Reflects feedback and refinements

**Public Engagement Highlights:**

- 300+ engagement points, including:
  - 51 focus group participants
  - 122 online survey responses
  - 40+ open house attendees
  - map.social pins and stakeholder interviews

**Plan Structure:**
The plan includes the following chapters:

1. Introduction
2. Vision & Goals
3. Land Use & Development
4. Economic Development
5. Housing & Neighborhoods
6. Transportation & Mobility
7. Community Facilities & Infrastructure
8. Implementation

**Key Recommendations by Section:**

- **Land Use & Development**:
  - Future Land Use Map updated with community input
  - Definition of “Transitional Residential” clarified as higher-density areas near downtown
  - Downtown Framework developed for strategic improvements
- **Economic Development**:
  - Support for light industrial/business park expansion
  - Focus on diversifying the local economy and reducing tourism reliance
  - Workforce development partnerships and business attraction programs recommended
- **Housing & Neighborhoods**:
  - Promote housing diversity and mixed-use development
  - Simplify accessory dwelling unit (ADU) regulations
  - Conduct a city-specific housing needs assessment
  - Support for context-sensitive infill and historic preservation
- **Transportation & Mobility**:
  - Call for a parking study and exploration of residential permits and shared parking
  - Recommendations for complete streets policies and multimodal improvements
  - Consideration of micro-mobility and transit feasibility
  - Enhance bike/pedestrian infrastructure and ADA access
- **Community Facilities & Infrastructure**:
  - Evaluate the feasibility of transitioning to a paid fire department
  - Identify funding for childcare, medical access, and event space
  - Expand access to riverfront recreation and connectivity to parks and neighborhoods
  - Incorporate infrastructure upgrades into long-range capital improvement plans
- **Historic Preservation**:
  - Respect for historic character emphasized throughout
  - Suggest review of design guidelines and clearer ADA compliance strategies
  - Recommendation for a regulatory audit to resolve code conflicts
- **Implementation**:

  - Plan includes guidance for review, updates, and zoning alignment
  - Features an Action Matrix outlining:
    - Priority levels
    - Timelines (short, medium, long-term)
    - Triggers (e.g., capital project, development)
    - Responsible partners
- **Next Steps:**
  - Final revisions to be made based on Planning Commission input
  - Plan will proceed to City Council for final consideration and adoption

## PUBLIC HEARING

**Motion:** Blaum moved, seconded by Einsweiler to open the public hearing on the 2025 City of Galena Comprehensive Plan.

The motion carried by voice vote.

**25PC-18 – PUBLIC HEARING ON THE 2025 CITY OF GALENA COMPREHENSIVE PLAN**

City Attorney Nack swore in those wishing to testify.

**Testimony**: **Kari Papelbon, Houseal Lavigene** – Papelbon stated her previous presentation would serve as her testimony for the evening and she would be happy to answer any questions.

**Adam Johnson, 211 Fourth Street** – Johnson supported the Comprehensive Plan but shared concerns. He praised the City for addressing it and backed west side development. He favored efforts to grow the economic base through non-tourism industries and supported expanding housing, particularly large-scale projects, urging City support for initiatives that meet community needs.

**Christine Baxter, 215 S. Prospect Street** - Baxter expressed overall support for the Comprehensive Plan. She raised concerns about the definition and implications of the term “transitional residential”, noting she resides within that designated area. Her main concern was that the term “transitional” implies a shift in land use but does not clearly state to what it is transitioning. Baxter urged if it has not already ben corrected, the language regarding infill should specify “context-sensitive residential projects”, rather than allowing for ambiguity that could permit additional non-residential uses. Baxter cited the existing saturation of vacation rentals, inns and B&Bs in her residential neighborhood, and the risk of contiguous commercial development. She advocated for clearer guidance in the comprehensive plan to help protect neighborhoods and support families and long-term residents.

Papelbon clarified that transitional residential areas are defined as the higher-density residential neighborhoods that include small-scale single-family, two-family, and multi-family housing, reflecting the architectural heritage and walkability of Galena’s historic core. These areas are located near downtown Galena and along the Galena River, serving as a bridge between historic neighborhoods and the broader community.

**Ben Petitgout, Galena Area EMS, 217 Summit Street** – Petitgout shared EMS data showing Galena accounted for over half of EMS calls despite being only 2.68% of the service area, with a 13% increase in calls year-over-year. He expressed concern that EMS is not listed as an essential service in the draft Comprehensive Plan. While briefly mentioned under fire services, the language inaccurately implies EMS is part of the fire department. Petitgout emphasized that EMS is a separate, volunteer-run organization and should be clearly recognized and supported as an essential service, especially given the city's aging population and rising demand.

**Bill Grosshans, 418 Harrison Street** - Grosshans commented on the "Limited Short-Term Rentals" section (p. 44), offering three key recommendations based on his zoning and council experience:

1. Remove "downtown" from the first bullet on p. 44 to avoid ambiguity and ensure the STR policy applies citywide, not just to the downtown area.
2. Strike "downtown" from page 96, item 6.25 in the implementation matrix for consistency.
3. Add a sentence to page 44 about existing STR density limits, suggesting: *"Further, in order to limit congestion or saturation of STRs in residential areas, the city only permits five STRs within a 25.83-acre circular area."*

He emphasized that clear, accurate language is vital for guiding zoning and council decisions.

**Brad Petersburg, 5060 S. Blanding Road -** Petersburg supported the Comprehensive Plan and highlighted his work on the Blackjack Watershed Plan, which includes potential Blackjack Road realignment, workforce housing, remote parking and shuttle service, a childcare facility, and a trail system linking Horseshoe Mound and Galena.

He requested an amendment to page 50 (Traffic and Parking – Congestion) to include the Blackjack Road Realignment Project alongside other major infrastructure projects. He noted recent unanimous support from both the Jo Daviess County Board and Galena City Council through an MOU and emphasized that including the project in the plan would strengthen grant applications. He also recommended adding it as an action item on page 97 in the Implementation Matrix.

**Pat Smith, 712 Park Avenue** - Smith supported the Comprehensive Plan but raised concerns about implementation. She questioned the feasibility of expanding the industrial park, noting surrounding land is mainly farmland and may be hard to acquire or annex.

On housing, she asked what types are proposed (e.g., cottages, townhomes) and whether they would be uniform in appearance. She expressed skepticism about workforce availability, citing current staffing struggles downtown, and said the housing descriptions sounded like "army barracks," urging clearer visuals or descriptions.

Smith also raised concerns about the cost of expanded services—like snow removal, road maintenance, and infrastructure—and questioned whether the city or county would bear responsibility, particularly if annexation occurs.

**Paul Sipiera, 10 Winterwood Lane** - Sipiera, while not opposed to the Comprehensive Plan, expressed concern about long-term natural resource management, especially water. He stressed the need to assess future water demand in light of population growth, climate change, and increased groundwater use.

He criticized the plan for lacking a clear 20–30-year strategy for securing and managing resources and questioned how developments like the Parker project will impact water supply and infrastructure. Sipiena urged the city to proactively plan for sustainable resource use to support future growth.

**Jeannie Coates, 510 Gear Street** - Coates, a longtime resident recently returned from Montana, expressed concern over the lack of land protection around Galena. She warned that projects like the Parker development could threaten the area's natural landscape, wildlife, and community identity.

She questioned whether new housing developments—especially those tied to the proposed Blackjack Road–Highway 20 connection—are the right solution, fearing they could lead to

overdevelopment. Coates also pointed to the abundance of Airbnbs downtown and noted that the plan seems to favor tourism, overlooking residents like herself.

She called for stronger conservation efforts and urged the city to balance growth with preservation of the environment, wildlife, and local heritage.

**Jolene Houy, 2170 N. Blackjack Road & 1346 S. Blackjack Road -** Houy stated she supports development to attract families but raised concerns about Highway 20 traffic, particularly the hazardous Fourth Street intersection. She warned that adding access points could worsen congestion, citing past issues near the hospital.

From a tourism standpoint, Houy believes Galena is oversaturated with vacation rentals, noting guest complaints about long walks for elderly visitors and limited restaurant seating.

She questioned the inclusion of the Marine Hospital and Parker projects in the long-term plan, suggesting it may have been done to ease approval.

Houy also raised concerns about slow emergency response times and said large developments like Parker should have dedicated fire and EMS services, similar to Galena Territory. While supportive of city growth, she emphasized the need to cap tourism to prevent overdevelopment.

**Janna Frolich, 401 Boggess Street** – Frollich voiced concern about the growing divide between the “haves and have-nots” in Galena. She highlighted low wages and lack of affordable access to downtown as key issues, criticizing the term “workforce housing” for implying unattractive, low-income developments.

She urged city leaders to focus on attracting better-paying industries to retain local youth and support a sustainable, balanced community. Without addressing wages and housing, she warned Galena risks becoming unaffordable for working-class and younger residents.

**Adam Johnson, 211 Fourth Street** – Johnson raised concerns about east side development due to insufficient infrastructure, especially limited water capacity at Horseshoe Mound reservoir. He questioned whether resources can support planned growth, particularly with uncertainty around the Parker project’s water use.

He criticized locating worker housing and remote parking on the east side, citing a lack of schools, stores, and emergency services, and argued that development should focus on the west side where infrastructure exists.

Johnson called for removing east side development from the plan until infrastructure is in place and requested two future land use maps—one including the Parker project and one without—to reflect pending litigation.

**Kari Papelbon, Houseal Lavigne** - Papelbon clarified that “workforce housing” in the plan means “missing middle housing”—diverse housing types for various incomes and life stages. It doesn’t target specific workers or income brackets but aims to provide attainable options for a broad population, from young professionals to retirees.

She added that if “workforce housing” causes confusion, the plan can emphasize terms like “missing middle,” “attainable housing,” and “affordability” instead.

**Motion:** Einsweiler moved, seconded by Blaum to close the public hearing on the 2025 City of Galena Comprehensive Plan.

The motion carried by voice vote.

**25PC-19 – DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE GALENA CITY COUNCIL REGARDING ADOPTION OF THE COMPREHENSIVE PLAN**

**Motion:** Einsweiler moved, seconded by Blaum to approve the plan as presented.

Planning Commission members expressed appreciation for the public input—both in support and opposition. They acknowledge that while the plan cannot address every issue in detail, it provides a solid framework to guide future development and policy discussions.

Key areas of discussion were as follows:

**1. Workforce Housing Terminology:**

- **Concern:** The term "workforce housing" carries unintended negative connotations.
- **Recommendation:** Replace with alternative terms like "missing middle housing," "attainable housing," or "affordable housing" to better reflect the intent and avoid confusion.

**2. Emergency Services (EMS) on the East Side:**

- **Concern:** East Galena lacks sufficient emergency service coverage.
- **Recommendation:** Add a new recommendation under *Community Facilities and Public Infrastructure* to conduct a feasibility study for enhanced EMS services on the east side.

**3. Infrastructure and Water Resource Planning:**

- Members were in general agreement that additional study is needed regarding infrastructure (especially water) to support future growth.
- The comprehensive plan includes references to the need for future infrastructure assessments but acknowledges that more detailed plans will follow.

**4. Secondary Access to Highway 20:**

- **Recommendation:** Add a new recommendation to study potential secondary access from Blackjack Road to Highway 20, based on prior committee discussions and growing congestion concerns.

**5. Map Corrections and Land Use Designation Adjustments:**

- Correct map color coding:
  - Change certain parcels back to green (open space).
  - Change parcel at Health Department site to blue (public/institutional).
  - Change adjacent parcel from orange to yellow to reflect appropriate land use.
  - Maintain Merkel Engineering site as red (commercial/industrial).

**6. Acknowledgment of Overlap with Current Hot Topics:**

- The board noted that the plan is not intended to dictate outcomes for specific projects (e.g., Parker), but provides a general planning context.

- A suggestion to maintain neutrality and not preempt ongoing or unresolved land use decisions.

**Amended**
**Motion**: Einsweiler moved, seconded by Blaum, to amend the motion to include a recommendation to conduct a feasibility study for enhanced EMS services on the east side**.**

**Discussion:** None.

**Roll Call:** AYES: Blaum, Einsweiler, Heim, Monahan
NAYS: None
ABSENT: Holland

The motion carried.

**Amended**
**Motion**: Einsweiler moved, seconded by Heim, to amend the motion to change "workforce housing" to "additional housing"**.**

**Discussion:** None.

**Roll Call:** AYES: Blaum, Einsweiler, Heim, Monahan
NAYS: None
ABSENT: Holland

The motion carried.

**Amended**
**Motion**: Einsweiler moved, seconded by Heim, to amend the motion to add EMS services on page 60 in the emergency services section at the top and remove specifics about EMS under the Fire Department.

**Discussion:** None.

**Roll Call:** AYES: Heim, Monahan, Blaum, Einsweiler
NAYS: None
ABSENT: Holland

The motion carried.

**Amended**
**Motion**: Einsweiler moved, seconded by Blaum, to amend the motion to make the following changes to the map:

- Change certain parcels back to green (open space)**.**
- Change parcel at Health Department site to blue (public/institutional)**.**
- Change adjacent parcel from orange to yellow to reflect appropriate land use.
- Maintain Merkel Engineering site as red (commercial/industrial)**.**

**Discussion:** None.

**Roll Call:** AYES: Monahan, Einsweiler, Heim
NAYS: None
ABSTAIN: Blaum
ABSENT: Holland

The motion carried.

**Amended**
**Motion**: Einsweiler moved, seconded by Blaum, to amend the motion to include the addition of a second access off Blackjack Road to Highway 20.

**Discussion:** None.

**Roll Call:** AYES: Heim, Monahan, Blaum, Einsweiler
NAYS: None
ABSENT: Holland

The motion carried.

**Main Motion**
**Roll Call:** AYES: Einsweiler, Heim, Monahan, Blaum
NAYS: None
ABSENT: Holland

The motion carried.

**25PC-20 – ADJOURNMENT**

**Motion**: Blaum moved, seconded by Einsweiler, to adjourn.

The motion carried by voice vote.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Mary Beth Hyde
City Clerk

**MEMORANDUM**

TO: Planning Commission

FROM: Matt Oldenburg, City Administrator

DATE: October 24, 2025

RE: Draft Comprehensive Plan – Future Use Considerations

Thank you for convening the Planning Commission for one final meeting before the Comprehensive Plan is adopted.

Earlier this fall, I met with property owners from the Blackjack Road/Davis Creek area to discuss concerns they raised in a letter submitted to the City Council and Planning Commission in June.

During our conversation, we reviewed existing non-conforming land uses and how they are represented on the current Future Land Use Map in the Draft Comprehensive Plan. Following that meeting, I realized that similar non-conforming properties exist throughout the city, and it would be prudent to consider how we want to depict these on the Future Land Use Map.

After researching best practices and consulting with our planning advisor, I felt it was important to bring this matter back to the Planning Commission for your input before presenting the final plan to the Council.

Currently, the Future Land Use Map reflects existing non-conforming uses as they are today, which may unintentionally reinforce those uses long-term. An alternative, and widely accepted planning best practice, is to depict the desired future use of the property, assuming the non-conforming use is eventually discontinued. For example, if a residential parcel currently hosts a non-conforming commercial use, the map would show its intended future use as residential.

Additionally, we should consider the physical characteristics of each property—whether the structure is residential or commercial in nature—to help guide long-term land use decisions and inform potential zoning adjustments during our post-adoption zoning audit.

At this time, I'm asking the Commission to provide staff with direction on which approach to take for representing non-conforming uses on the Future Land Use Map. Once we have

your guidance, we'll make the necessary parcel-level adjustments and prepare the map for Council's final review and adoption.

I'll be available during your discussion to answer any questions. Thank you again for your thoughtful consideration.

# Request to adjust designations in future land use map – East Side

Based on letter sent to City of Galena on June 6, 2025, signed by:

*Carrie Geary, 1978 Blackjack Rd.*
*Darlene Farrey, 1974 N. Blackjack Rd.*
*Jolene Houy, 2170 Blackjack Rd.*
*Donald Shine, 1952 N. Blackjack Rd.*
*Wendy E Clark, 1107 Fourth St.*
*Joey Wallis, 696 Rives St.*
*Timothy Newman, 1203 3rd St.*
*Philip Eichler, 1203 3rd St.*
*Bonnie Livingston, 407 Rives St.*

Summarized and presented by Wendy Clark; presentation at 10/28/25 hearing may include some adjustments to information presented in this document

## General Considerations

- Plan will be used by a changing set of staff and citizen board members who will have decreasing familiarity over time of rationale behind map designations
  - Land use map tends to invite or sanction re-zoning
  - E.g., designating a parcel suitable for future commercial because of a current specific use could mean *any/all* types of commercial development get considered in the future
- Avoid "putting the cart before the horse"
  - Avoid designating future development where infrastructure or other services are not available or foreseeable (e.g., no funds available)
  - Avoid creating a problem through effectively encouraging development that requires more development to solve it
- Plan will be updated every 5 years and can be adjusted as the community and its needs change
  - Any parcel can be re-zoned any time, regardless of land use map designations, if it is in the community's best interest to do so
  - Conservative planning now leaves options open while allowing deliberate, step-by-step growth planning

## General Considerations

- Housing "shortage" is largely an issue of affordability, and less about supply
  - Population decline (Draft Plan p. 11), housing cost burden (Draft Plan p. 12)
  - Percent of downtown buildings with available space

- Building eastward creates problems with access to shopping, schools, hospital/clinic, and other services including those in Dubuque, all located on the West Side.
  - Could result in push for duplication of services on east side, resulting in sprawl and potentially creating "holes" in existing commercial areas (e.g., Galena Square is emptying as commerce moves to west)
  - Refer to Draft Plan map p. 63, location of civic and community services – all west of river

- Emphasize "infill" as using existing buildings and lots already served by sewer/water to address community housing needs
  - "Smoothing out" or filling in the city boundary is not always efficient or desired; that need is very area-specific

# General Considerations: Highway 20 Design Manual



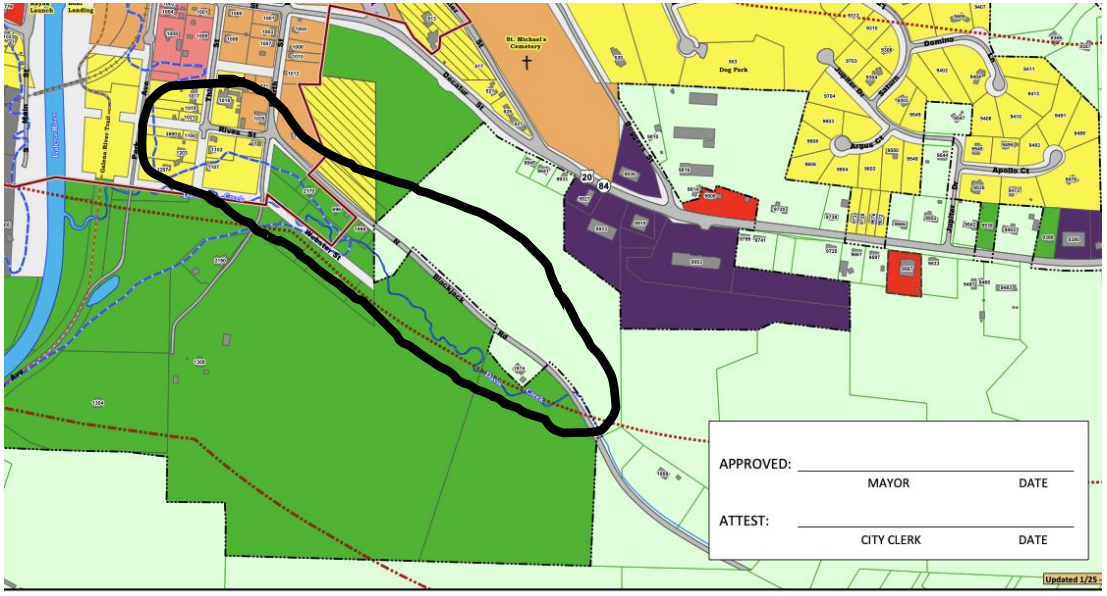

- *Overarching Goals*
  - Preserve viewsheds, maintain open spaces, integrate with topography, preserve wooded hillsides
  - Residential except existing commercial
  - Consolidate use and traffic at existing main access points (nodes), concentrate development there
  - Include large expanses of open space between access/development nodes

- *Development Requirements*
  - IDOT restricted access through Highway 20 Corridor, limiting access to existing streets
  - All development shall perform a traffic analysis (due to existing congestion and concerns)
  - New projects must adhere to Vista Corridor standards (preserve Significant Vista Corridors, minimum of 2 viewsheds between intersections, etc.) which may preclude multi-story, multi-family buildings or certain types of commercial development

# General Considerations: Impact to Existing Adjacent Land Uses

## Current

- Edge of/outside city limit
- Residential/semi-rural/ag
- Surrounded by mostly agriculture and open space
- ***Value of property is tied to setting***

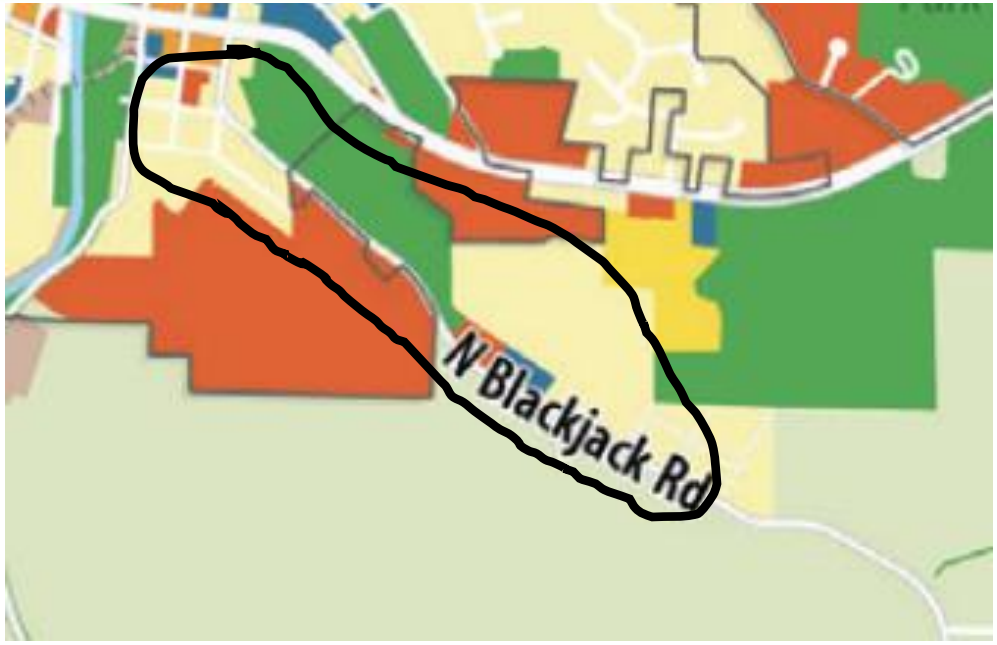



## Proposed future

- Within expanded city limit but without sewer/water
- Squeezed between large blocks of commercial and other development

## Concerns

- Impacts to our homes and daily life
- Impacts to value of property by changing to very different types of use



## Unresolved issues regarding East Side Development

- Critical congestion on Highway 20: Problem is total traffic volume, not just Blackjack intersection



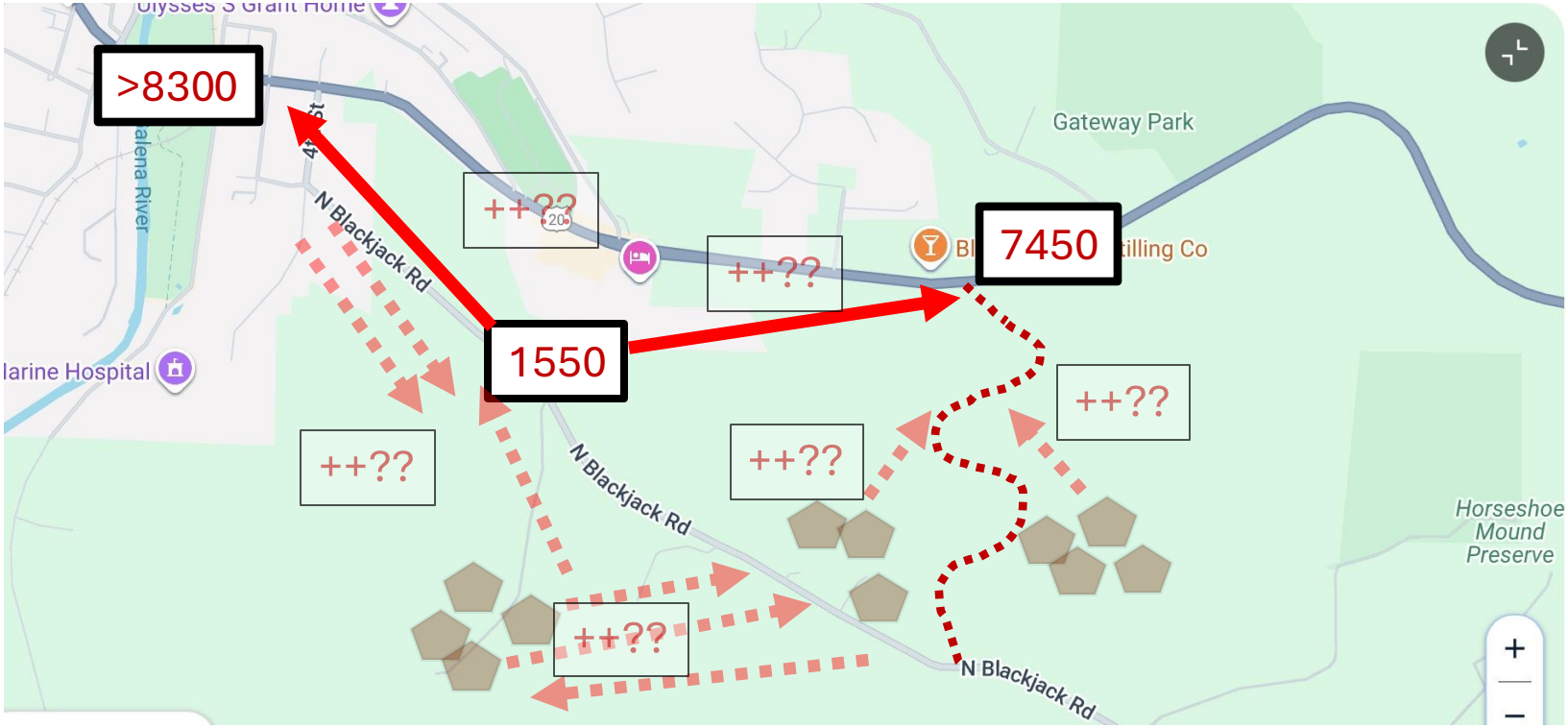
**TABLE 1-1**
**EXISTING U.S. ROUTE 20 - LEVEL OF SERVICE**
**Two Lane, General Segment Analysis**

| | 1993 | | | | 2010 LOS | | | | 2020 LOS | | | | | 30th |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Existing Conditions | | | | Projected Conditions | | | | Projected Conditions | | | | % | Max Hour |
| SEGMENT | 30HV | ADT | % NPZ | LOS | 30HV | ADT | % NPZ | LOS | DHV | ADT | % NPZ | LOS | Trucks | as % of ADT |
| ILLINOIS ROUTE 84 (N) to Galena ECL | 1,035 | 9,000 | 88 | E | 1,788 | 15,550 | 20 | E | 2,300 | 20,000 | 20 | F | 7.1% | 11.5 |
| Galena ECL to Wachter Rd. | 1,020 | 6,800 | 71 | E | 1,770 | 11,800 | 20 | E | 2,280 | 15,200 | 20 | F | 6.6 | 15 |
| Wachter Rd. to ILLINOIS ROUTE 84 (S) | 855 | 5,700 | 94 | D | 1,470 | 9,800 | 20 | E | 1,890 | 12,600 | 20 | E | 7.9 | 15 |
| ILLINOIS ROUTE 84 (S) to Derinda Rd. | 810 | 5,400 | 62 | D | 1,388 | 9,250 | 20 | E | 1,785 | 11,900 | 20 | E | 8.1 | 15 |
| Derinda Rd. to IL 78 (S) | 780 | 5,200 | 56 | D | 1,350 | 9,000 | 20 | E | 1,740 | 11,600 | 20 | E | 8.3 | 15 |
| IL 78 (S) to IL 78 (N) | 930 | 6,200 | 4 | C | 1,598 | 10,650 | 4 | E | 2,055 | 13,700 | 4 | E | 8.0 | 15 |
| IL 78 (N) to ILLINOIS ROUTE 73 | 780 | 5,200 | 69 | C | 1,350 | 9,000 | 20 | D | 1,740 | 11,600 | 20 | E | 9.2 | 15 |
| ILLINOIS ROUTE 73 to U.S. Route 20 bypass | 1,100 | 8,800 | 44 | D | 1,894 | 15,150 | 20 | E | 2,440 | 19,500 | 20 | E | 6.3 | 12.5 |

LOS F: Flow breakdown. Demand exceeds capacity - for US 20 from IL 84 through Galena, to the Galena Territory

## Unresolved issues regarding East Side Development

- Critical congestion on US 20
  - Cutoff not studied or funded, impact unknown
  - All added traffic still must enter/exit onto over-capacity section of US 20
  - Bypass stalled (possibly permanently)
  - ***Avoid inviting problems before solutions are available***

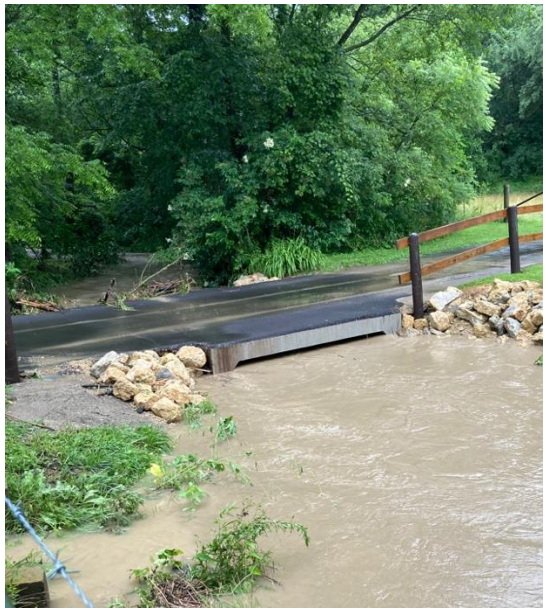



*Numbers in boxes are average daily traffic from IDOT website. Roughly 1500 vehicles using Blackjack will still travel on US 20; a cutoff will put many/most of them through the area that becomes most congested on busy weekends. Adding more development-associated traffic will add to congestion no matter where it enters US 20.*

## Unresolved issues regarding East Side Development

- Critical runoff issues along Blackjack Road
  - Flood-prone areas affect road and private property already
  - Problem is not yet resolved
    - Blackjack Watershed Project not yet funded
    - *If approved*, plan available in 2030, implementation after that
  - Residential stormwater management ordinance outdated/inadequate
  - ***Avoid making a problem worse before solutions are available***

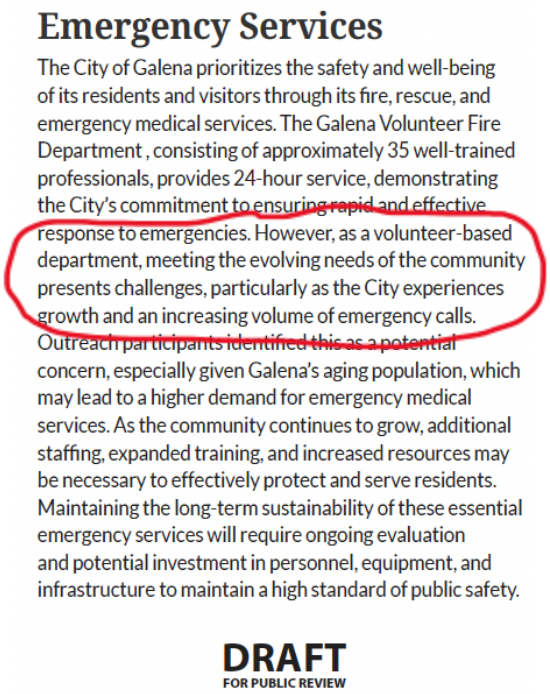




# Unresolved issues regarding East Side Development

- Lack of East-side EMS facility and declining staffing
  - No funds available for facility or equipment
  - Declining population results in declining volunteer staffing

- ***Avoid making a problem worse before solutions are available***



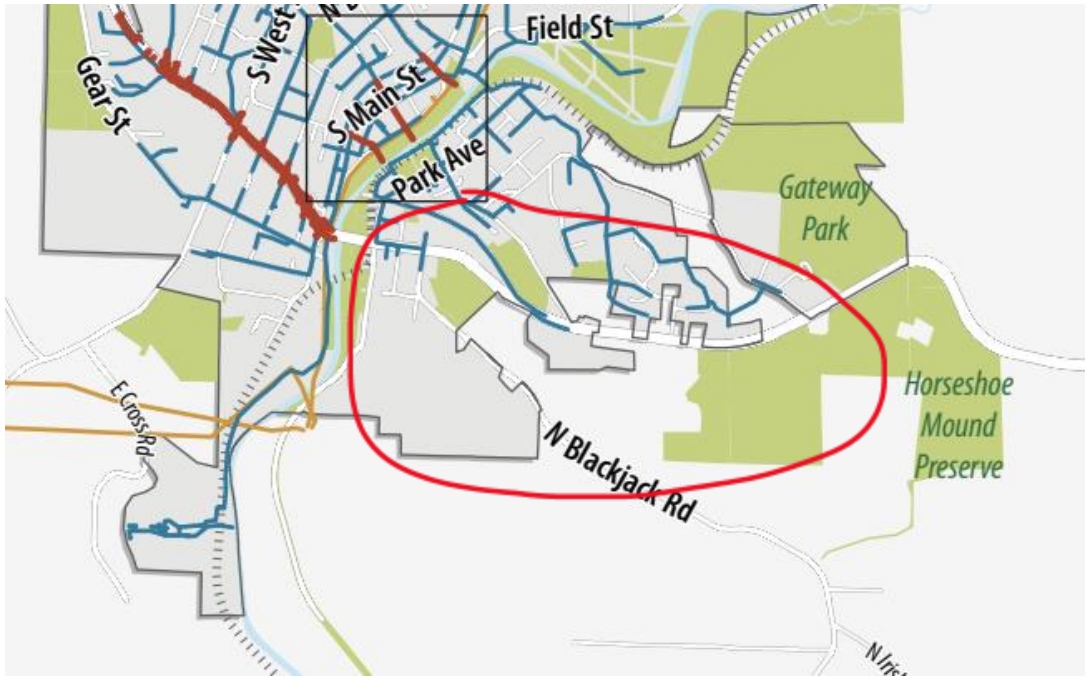
## Emergency Services

The City of Galena prioritizes the safety and well-being of its residents and visitors through its fire, rescue, and emergency medical services. The Galena Volunteer Fire Department , consisting of approximately 35 well-trained professionals, provides 24-hour service, demonstrating the City's commitment to ensuring rapid and effective response to emergencies. However, as a volunteer-based department, meeting the evolving needs of the community presents challenges, particularly as the City experiences growth and an increasing volume of emergency calls. Outreach participants identified this as a potential concern, especially given Galena's aging population, which may lead to a higher demand for emergency medical services. As the community continues to grow, additional staffing, expanded training, and increased resources may be necessary to effectively protect and serve residents. Maintaining the long-term sustainability of these essential emergency services will require ongoing evaluation and potential investment in personnel, equipment, and infrastructure to maintain a high standard of public safety.

**DRAFT**
FOR PUBLIC REVIEW

## Unresolved issues regarding East Side Development

- Lack of sewer/water infrastructure
  - No funds available for expansion, even if desired for existing development
  - Potential water flow and pressure issues already; adding more could affect existing houses, businesses, fire flow, etc.
- ***Avoid making a problem worse before solutions are available***



# Requests/Suggestions by Parcel

## 1. East side greenhouse parcel



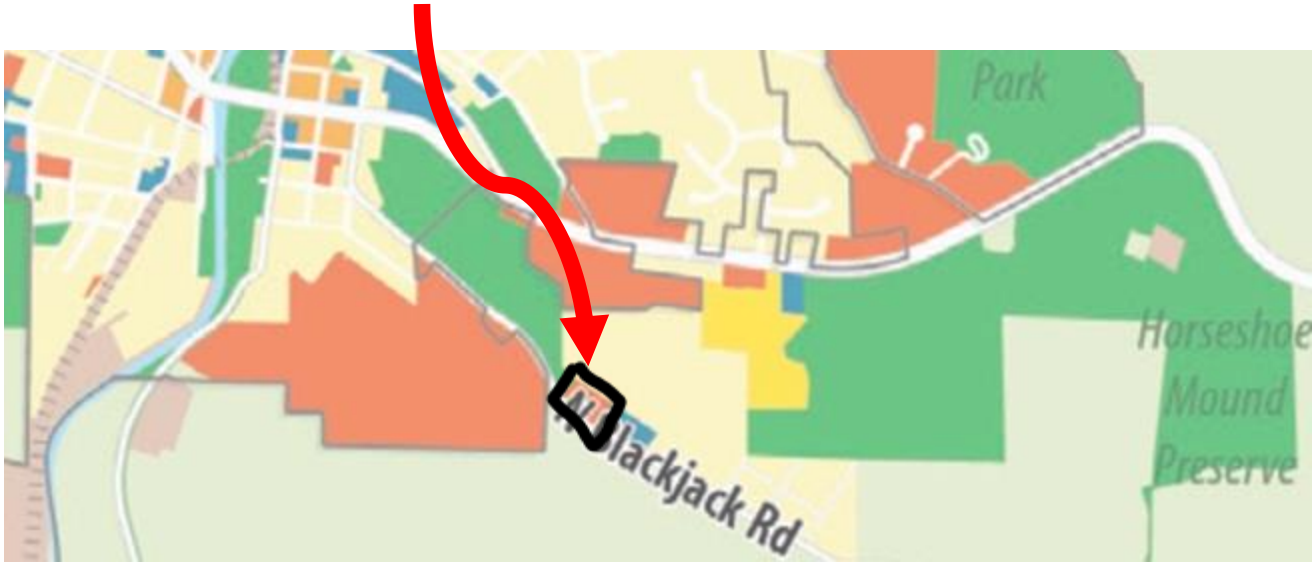
**Suggested future land use: Single-family residential**

*Suggest also text in plan to clarify how non-conforming uses are addressed*

Reasons:

- Zoned as "non-conforming use" to protect character of surrounding area
  - If existing use ends, it reverts to the surrounding zoning (single-family residential)
  - Therefore the future use is anticipated to be residential
- Avoids potential for future citizen boards to interpret it as desired for *any* commercial use, rather than understanding intent to just allow existing grandfathered use
- Avoids commercial use incompatible with street capacity and neighborhood character
- Avoids potential for spot zoning, or "zoning creep"

**2. Small Fessler parcel next to Blackjack Rd.**

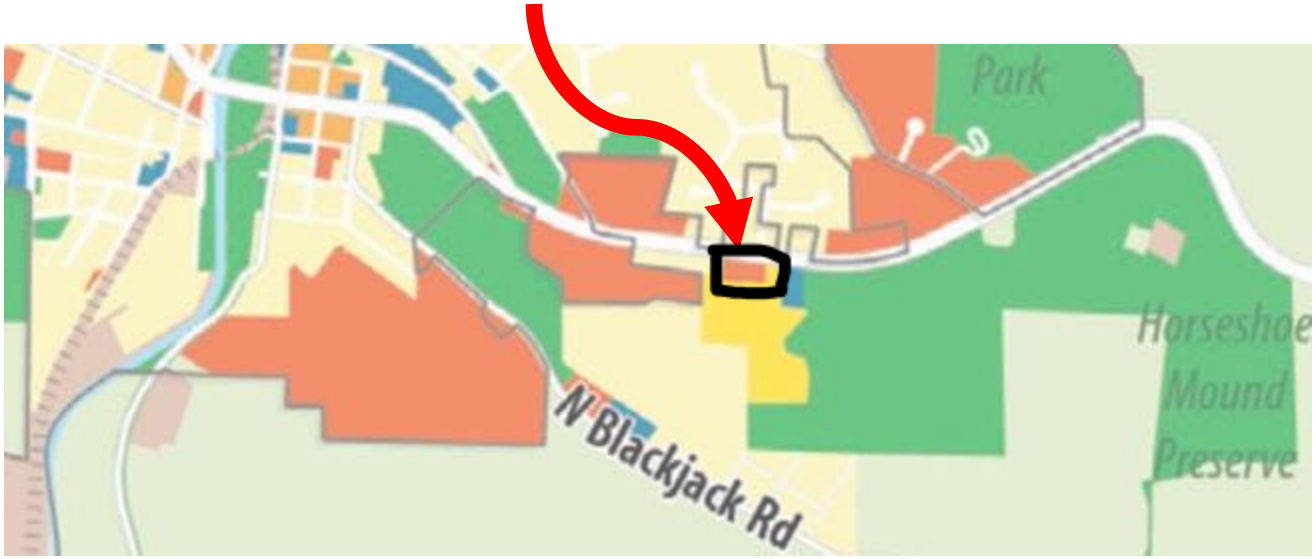



**Suggested future land use: Rural/Agriculture**

Reasons:

- Existing use best indicated as “non-conforming”
- Avoids potential for future citizen boards to interpret it as desired for *any* commercial use
    - Unresolved traffic congestion issues if used for other commercial
    - Lack of sewer/water infrastructure
    - General commercial use incompatible with surrounding character/use

**3. Merkle and Petersburg parcels along US 20**

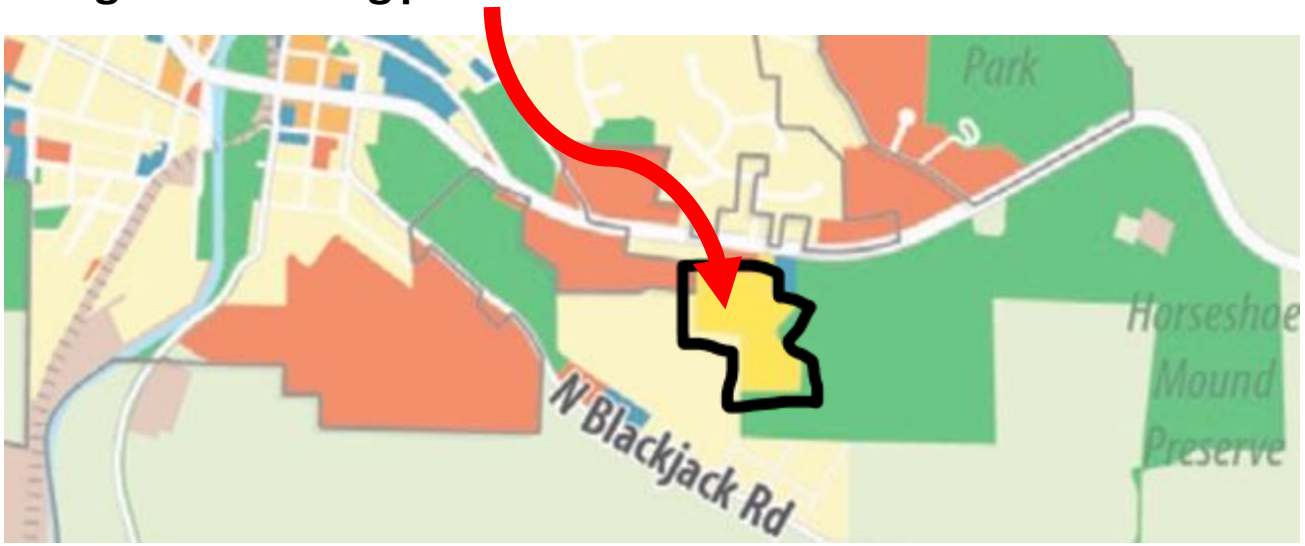



**Suggested future land use: Single or multi-family residential (Merkle becomes non-conforming use)**

Reasons:

- Emphasis on *desired future* use; better fit with surrounding use and zoning
- Good transition to protected lands immediately east and buffer for adjacent residential areas
- Lack of sewer/water infrastructure to support a more intensive commercial use

## 4. Larger Petersburg parcel

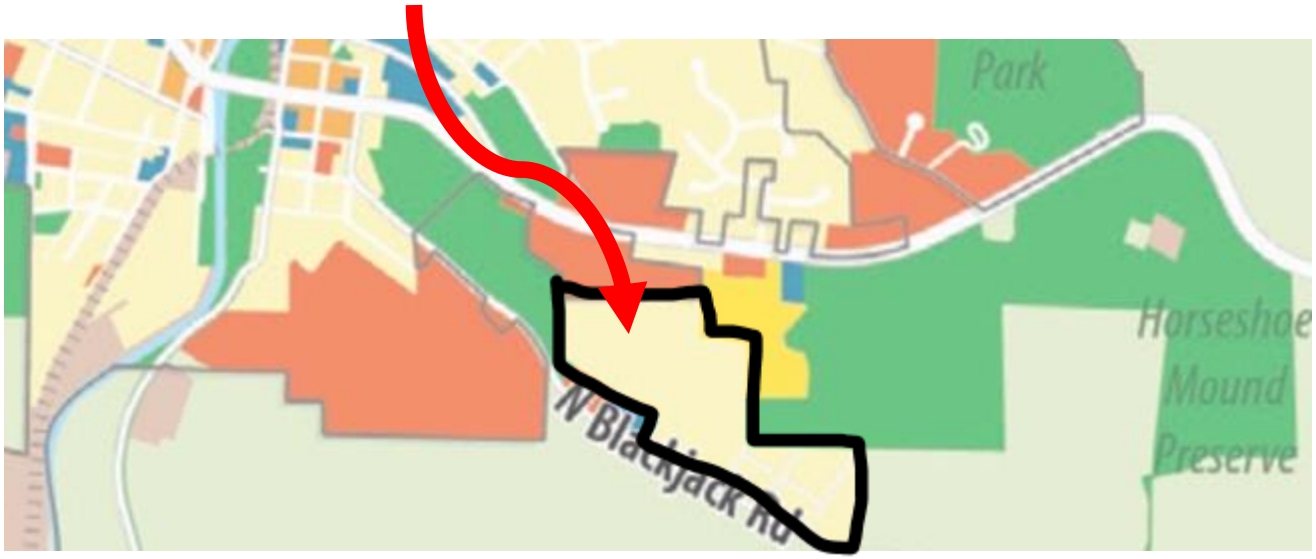



**Suggested future land use: Rural/Agriculture**

Reasons:

- Avoid adding to unresolved traffic issues re. need to access through bottleneck to stores, schools, hospital, other services
- Lack of sewer/water infrastructure
- Unresolved significant water runoff issues (flood-prone area below)
- Better fit with surrounding use and zoning, particularly with conservation lands to east – creates transition
- Need is not well established (supply vs. affordability), particularly at this location well away from work locations and services

**5. Large hillside parcels**

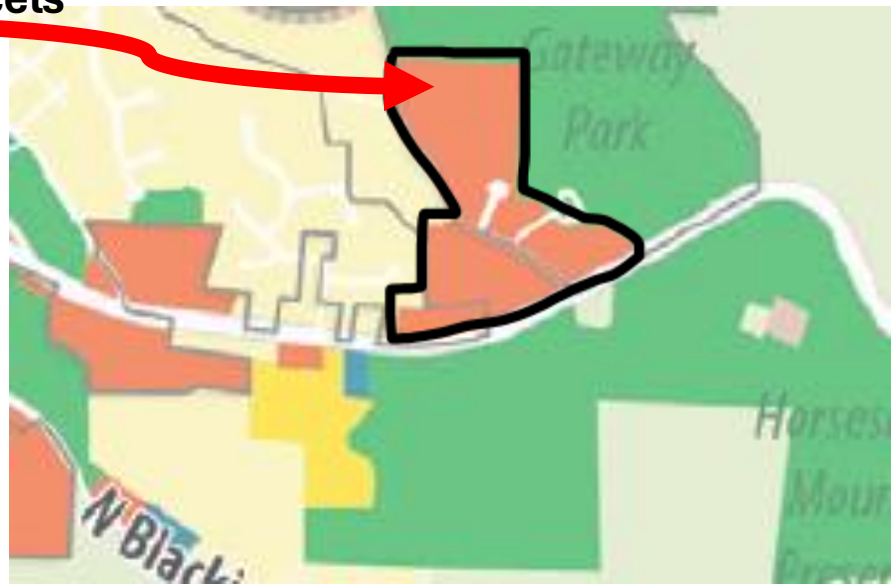



**Suggested future land use: Rural/Agriculture**

Reasons:

- Unresolved significant water runoff issues – flood-prone area below
- Avoid adding to unresolved traffic issues re. need to access through bottleneck to stores, schools, hospital, other services
- Lack of sewer/water infrastructure
- Better fit with surrounding use and zoning
- Rural/Ag use can include low density residential homes and estates on larger lots, but limits impact and transitions to rural

**6. Gateway Park area parcels**

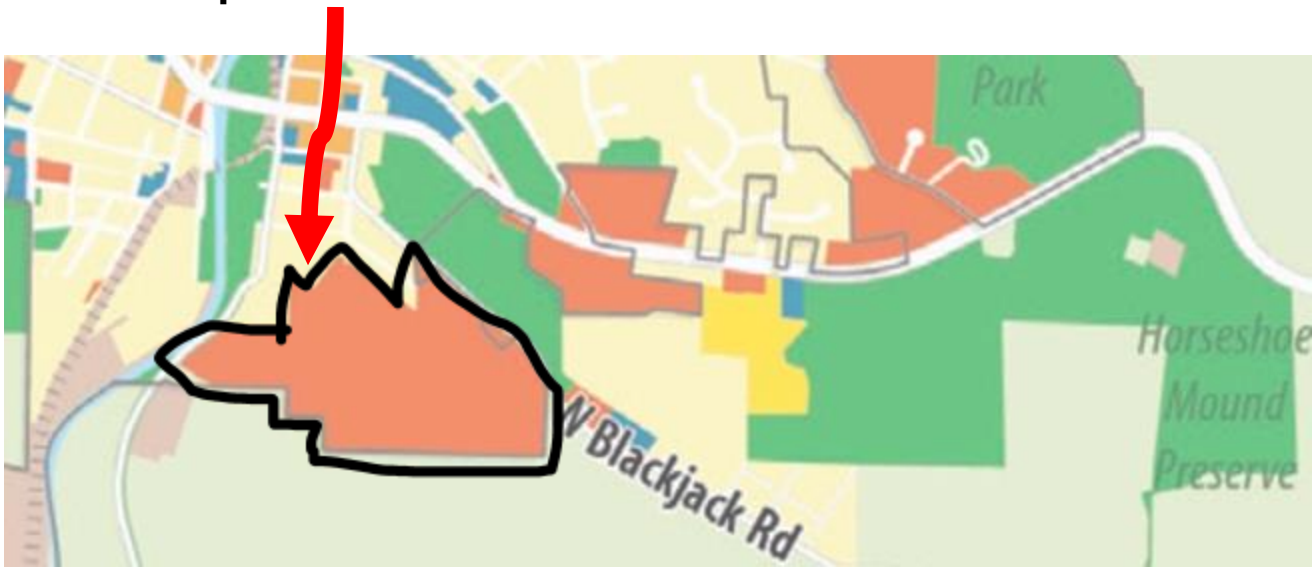



**Suggested future land use: Single Family Residential**

Reasons:

- Emphasis on *desired future* use; existing businesses retained through "non-conforming use" designations
- Avoid adding to unresolved US 20 capacity issues
- Avoids isolated commercial development spot
- Better fit with surrounding use and zoning, transition to conservation lands to east
- Better conforms with Highway 20 Corridor Design standards

## 7. "Parker" parcels




**Suggested future land use: Rural/Agriculture or Parks/Open Space**

Reasons:

- Unresolved significant water runoff issues in flood-prone area
- Avoid adding to unresolved traffic issues
- Better fit with surrounding use and zoning, including adjacent Galena River Trail corridor
- If current proposal fails or land is sold, potentially opens the door to *any* future commercial use
- Current commercial zoning is contested in court; designating as appropriate for commercial use jumps the gun on decision

**Other Suggestions**

- Definitions of types of residential overlap and lead to confusion
  - Is “transitional” meant to be transition from commercial to residential, from residential to countryside/agriculture…?
- Suggest that land use definitions should indicate what zoning district types would fit within that land use designation
- Consider narrower definitions
- Clarify “infill” as it seems to be used for two very separate ideas:
  - Filling in irregular city boundary by annexation and expansion of city infrastructure. This can be more or less efficient, depending on location and use. It may be desired in some areas and not in others, where it can lead to sprawl.

  Vs.

  - Seeking opportunities to address housing and commercial growth needs within the existing city limit, focusing on vacant lots, empty buildings, re-purposing areas, and zoning flexibility. This reduces sprawl and makes more efficient use of utility and transportation infrastructure.