MINUTES
CITY OF GALENA PLANNING COMMISSION
101 GREEN STREET, GALENA, IL 61036
February 24, 2025

25PC-01 – CALL TO ORDER

Joel Holland called the meeting of the City of Galena Planning Commission to order at 6:30 p.m. on Tuesday, February 24, 2025.

25PC-02 – ROLL CALL

Upon roll call, the following members were present: Joel Holland, Matthew Blaum, Steve Monahan, Desiree Einsweiler.

Absent: Damon Heim.

25HPC-03 - ESTABLISHMENT OF QUORUM

A quorum was declared.

NEW BUSINESS

25PC-04 – PRESENTATION OF VISION, GOALS & KEY RECOMMENDATIONS MEMORANDUM BY HOUSEAL LAVIGNE CONSULTING TEAM.

Kari Papelbon, a senior planner with Houseal Lavigne Associates, presented the Vision, Goals & Key Recommendations Memorandum to the Planning Commission.

Papelbon shared the proposed vision statement before moving on to the goals and key recommendations, which include the following categories:

- Land Use and Development
- Residential Areas
- Commercial and Industrial Areas
- Transportation and Mobility
- Community Facilities and Public Infrastructure

Papelbon then turned to the Preliminary Land Use Framework, walking the Planning Commission members through the various designations using the Draft Future Land Use Map. The land uses included on the map include:

- Rural/Agriculture
- Single-Family Residential
- Mixed Residential
- Transitional Residential

- Downtown Galena
- Commercial
- Industrial
- Public/Semi-Public
- Parks and Open Space

Planning Commission members made a slight change to the proposed map, expanding the commercial and industrial areas to the northwest and along U.S. 20.

Papelbon explained that Houseal Lavigne will incorporate the suggested changes in the next couple weeks before moving on to the next phase in the planning process.

25PC-05 – REVIEW OF UPCOMING PUBLIC MEETING SCHEDULE BY THE CONSULTING TEAM.

Papelbon noted the next steps in the Comprehensive Planning process. The Housel Lavigne team will begin working on the draft Comprehensive Plan elements and downtown sub area. They will return for a Planning Commission meeting to present the plan elements and sub area in late April or early May. Those will also be presented to the Historic Preservation Commission and Zoning Board of Appeals. Houseal Lavigne will then begin drafting the Comprehensive Plan. The timeline has the plan likely being adopted in September.

25PC-06 – ADJOURNMENT

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

Meeting was adjourned by voice vote at 8:01 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.