Seal of the City

City of Galena, Illinois

AGENDA

PLANNING COMMISSION MEETING

6:30 P.M., TUESDAY, FEBRUARY 25, 2025

GALENA CITY HALL, 101 GREEN STREET

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-01.	Call to Order by Presiding Officer
25PC-02.	Roll Call
25PC-03.	Establishment of Quorum

NEW BUSINESS

ITEM	DESCRIPTION
25PC-04.	Presentation of Vision, Goals & Key Recommendations Memorandum by Houseal Lavigne Consulting Team
25PC-05.	Review of Upcoming Public Meeting Schedule by the Consulting Team
25PC-06.	Adjournment

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HOUSEAL LAVIGNE

MEMORANDUM

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Chicago, IL 60601
312-372-1008

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Los Angeles, CA 90012
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SEATTLE
999 3rd Ave Suite 700
Seattle, WA 98104
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MILWAUKEE
313 North Plankinton Ave Suite 207
Milwaukee, WI 53203
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Date: February 18, 2025

To: City of Galena
Mark Moran, City Administrator
Jennifer Schmidt, Interim City Administrator
Hillary Dickerson, Facilities Manager

From: Houseal Lavigne
Kari Papelbon, AICP CFM, Senior Planner | Project Manager
Josh Koonce, AICP, Practice Lead

Re: DRAFT Vision Statement, Goals, and Preliminary Land Use Framework
Galena Comprehensive Plan

This memorandum includes the Vision Statement, Goals, and Key Recommendations paired with a Preliminary Land Use Framework for the Galena Comprehensive Plan. The memorandum has been developed based on input received through outreach efforts conducted thus far. These components of the Plan are intended to provide Galena with a sense of direction and priorities to be addressed in the Plan, before detailed core elements, policies, and actions are drafted in the coming months. This is an interim deliverable for discussion with staff and the Steering Committee, and will serve as the foundation for subsequent Plan deliverables. The following sections are organized under topical headings that reflect the chapter structure currently being considered for the Plan.

The **Vision Statement** is an aspirational description of what Galena would like to accomplish in the long term. The statement is meant to serve as a foundation upon which to base the City's future decision-making. It introduces the content of chapters that will eventually be discussed in the Plan.

Goals support the vision and further define what the City is aiming to achieve in the future. They represent broad categories that will help the City realize its vision.

Key Recommendations support the goals and provide an indication of policy direction to be included in the forthcoming Comprehensive Plan. The Project Team will use these key recommendations to build out more detailed outlines for each of the subsequent core elements of the Plan.

Preliminary Land Use Framework: The primary function of the Comprehensive Plan is to provide policy and direction for future land use and development over the next 20 years. To support this directive, the Preliminary Land Use Framework and Future Land Use Map section of this memo identifies high-level policy to guide the type and location for land uses and long-range investment. The Preliminary Land Use Framework builds upon existing uses and patterns of development within the community to establish a sustainable, compatible, and desirable mix of uses to meet the needs of current and future stakeholders.

NOTE: Each of the following sections in this memorandum is in draft form. As the planning process continues in the coming months, these will be adjusted and refined for incorporation into the draft Plan document.

Community Vision Statement

By 2045, Galena will…

By 2045 Galena will be a welcoming and vibrant destination, celebrated for its rich local history, preserved charm, and unique identity. The City will balance its role as a dynamic tourist destination with its commitment to being an exceptional place to live, fostering a strong sense of belonging and pride among residents and visitors alike.

Galena will encourage the development and expansion of commercial businesses along its major corridors, supporting economic diversification and growth. By encouraging new commercial and industrial developments outside of the tourism sector, Galena will build a resilient economy that serves both residents and businesses.

Galena's neighborhoods will provide ample housing that fits the needs of residents' household size and budget. Residential growth in Galena will address the needs of a growing population and the desire for attainable housing. Homes will be maintained, and historic homes will be rehabilitated and preserved.

The City will prioritize walkability, biking, and efficient transportation, making it easy for residents and visitors to explore Downtown Galena, access essential services, and connect with neighboring communities. Downtown Galena will remain the historic and vibrant heart of the City, filled with restaurants, shops, and thriving businesses that meet the everyday needs of residents while attracting visitors year-round. As a sought-after destination, Downtown Galena will draw people from near and far as the hub of civic activity, events, and entertainment for the City.

Galena's parks, conservation areas, and extensive trail networks, including those along the scenic Galena River and in Grant Park, will be cherished as natural assets that connect the community and the region. Recreational opportunities for people of all ages will contribute to the City's strong sense of community. High quality schools will continue to serve children across the Galena, nurturing a bright future for the next generation.

With its preserved charm, vibrant downtown, and engaged and connected community, Galena will continue to be recognized as one of the best places to visit in Illinois and one of the top small towns in America – a City that not only welcomes visitors but also provides an unparalleled quality of life for those who call it home.

Goals and Key Recommendations

Goals are broad and long-range desired outcomes of what the City aims to achieve in the future. They are ambitious and will require the culmination of many incremental actions to be fully realized. The planning efforts across the City should work to support these goals. Key recommendations identify a preliminary set of initiatives needed to support the Vision Statement – these start to form the outline for each element of the Comprehensive Plan.

Land Use and Development

Goal: Ensure that future growth and development in the City aligns with the future land use map, promoting a balanced approach to growth, preservation, and adaptability to the community's evolving economic, social, and environmental needs.

Key Recommendations

- Encourage the development of vacant and underutilized properties in Downtown and across the City.
- Support a balanced mix of uses that create attractive residential areas, well-paying employment opportunities, high-quality open spaces, and recreation opportunities.
- Ensure that the Historic Preservation Ordinance supports the preservation and rehabilitation of the City's historic structures while allowing for modernization where appropriate.
- Review and align the Galena City Code and the Code of Ordinances with the Comprehensive Plan's Future Land Use Map to ensure successful implementation.
- Promote the preservation of Galena's historic Downtown while welcoming new development.

Residential Areas

Goal 1: Provide well-connected neighborhoods that offer diverse types of housing at varying price points, ensuring accessibility and inclusivity for residents at every stage of life.

Goal 2: Ensure that new housing and neighborhoods thoughtfully balance growth and preservation, blending the City's rich historical character with future development.

Key Recommendations

- Encourage the development of a variety of housing types, addressing housing needs for diverse groups at diverse price points.
- Support the development of workforce housing, enabling people to both live and work in Galena.
- Evaluate the Design Guidelines in the Historic Preservation Ordinance to determine whether revisions are required to allow for more redevelopment opportunities while maintaining historic structures.
- Support infill development throughout the City and in Downtown Galena to increase housing options.
- Encourage Downtown building owners to convert upper-floor commercial spaces into residential units.
- Strengthen the enforcement of housing codes and rental inspection programs.
- Encourage renovating and preserving existing housing stock to maintain neighborhood character.

Commercial and Industrial Areas

Goal 1: Develop and expand commercial businesses along Galena's major corridors, supporting economic diversification and growth.

Goal 2: Encourage new commercial and industrial development outside the tourism industry to create a resilient economy that serves both residents and businesses.

Key Recommendations

- Prioritize industrial and regional commercial development in northwest Galena near U.S Route 20 to minimize residential impact while supporting job growth and diversification.
- Activate Downtown Galena with a mix of uses that balance the needs of residents, business owners, and visitors.
- Continue to support tourism as an economic driver for the City.
- Continue working with partners such as the Galena Chamber of Commerce and Galena Country Tourism to ensure the City's businesses and community events are advertised across the region.
- Partner with schools and the business community to align workforce development with employer needs.
- Attract high-quality retail stores, dining options, and shops to create a vibrant business environment that supports the everyday needs of Galena residents.
- Using economic development tools such as Tax Increment Financing (TIF), special services areas, and business development districts to facilitate commercial developments where appropriate.

Transportation and Mobility

Goal: Ensure a robust and comprehensive multimodal (walk- and bike-friendly) transportation system that efficiently and safely connects residents and visitors to all parts of the City and to the surrounding region.

Key Recommendations

- Explore opportunities to expand parking options in Downtown Galena.
- Improve way-finding signs, design, and branding elements in Downtown to provide navigation for residents and visitors.
- Improve regional connectivity by improving access to and from U.S. Route 20 and Illinois Route 84.
- Enhance collaboration with IDOT and Jo Daviess County to address transportation needs on state and county roads.
- Enhance collaboration between the City and Jo Daviess County to expand the public transportation network and increase options for residents and visitors in the City.
- Expand and enhance the bike network in the City by providing on-street bikeways, improving bike lane visibility and safety, and ensuring connections to key destinations such as Downtown, parks, and trails.
- Improve pedestrian connectivity and accessibility by closing gaps in sidewalks and adding ADA-compliant features such as curb ramps and crosswalk enhancements.

Community Facilities and Public Infrastructure

Goal 1: Enhance community facilities, childcare services, and emergency response resources to support residents' needs, promote safety, and ensure access to essential services.

Goal 2: Invest in and improve Galena's infrastructure and utility services to support growth, enhance resilience, and maintain a high quality of life for all residents.

Key Recommendations

- Support strategic partnerships with education providers and employers to understand workforce needs.
- Align the Capital Improvement Program (CIP) with the Comprehensive Plan to meet the infrastructure needs and priorities of the community.
- Identify funding opportunities for community-wide childcare services to serve current and future needs.
- Explore the feasibility of constructing a community event space.

- Evaluate the viability of establishing a City-funded paid Fire Department when the volunteer model of service is no longer sustainable.
- Explore opportunities for building upon Galena's existing public events, spaces, and amenities.
- Identify opportunities for funding and maintenance of existing and future parks and open space facilities.
- Connect parks and recreation areas with trails on existing rights-of-way and through neighborhoods where it is possible to support a more connected park system.
- Improve accessibility with ADA-compliant features in Downtown, and create a connected, safe network of pedestrian and bike routes throughout the community.

Preliminary Land Use Framework

The Future Land Use Plan is intended to guide the future growth and development of Galena and its Planning Area. Parcels within Galena have been assigned one of 10 land use designations. The following section outlines the land use classifications that will guide the growth and development of the community over the next 20 years.

NOTE: The following land uses correspond to the Future Land Use Map.

Rural/Agriculture

Rural/Agriculture land uses include properties and land used for agricultural production, raising livestock, and structures supporting farming activities. These areas also include low density residential homes and estates on larger lots, which are distinct from urbanized areas and typically lack access to the City's water, sewer, or stormwater infrastructure. Rural/Agriculture uses are located on the periphery of Galena's municipal boundary and on the edges of the planning area. Development should be prioritized outside of rural land uses, especially within City limits, balancing rural preservation with potential future urban development.

Single-Family Residential

Single-family residential uses may include single-family detached or attached duplex homes, organized into cohesive neighborhoods or subdivisions. Single-family neighborhoods are the predominant form of residential development within the City. These can also be found in newer established neighborhoods and subdivisions near the City's edges. Future single-family residential areas should align with the patterns of existing neighborhoods.

Mixed Residential

Mixed residential uses provide a variety of housing types such as single-family homes on smaller lots, townhomes, duplexes, triplexes, assisted living, multi-family apartments, and condominium buildings. These developments contribute to a more diverse and inclusive housing stock, addressing the needs of various household sizes and income levels. Mixed residential uses can be found in newer planned subdivisions, such as the duplexes on Cobblestone Boulevard. As Galena grows, the City should encourage locating new housing development near existing infrastructure and amenities, such as the north edge of the City limits around Galena Golf Club, the west edge near Greenwood Cemetery, and the south edge near Irish Cottage Inn & Suites. New mixed residential developments should also reflect the overall character of the community, offering high-quality living environments and amenities.

Transitional Residential

Transitional residential areas feature a mix of housing types and offer strong connectivity to amenities in historic and traditional neighborhoods of Galena. These areas are typically located near Downtown and along the Galena River, where residential development integrates with the City's architectural heritage and walkable environment. To enhance transitional

residential areas, the City should focus on infill development by encouraging context-sensitive projects that maintain the scale and character of historic neighborhoods while introducing new housing options. These efforts will preserve the architectural heritage while modernizing facilities for current needs.

Downtown Galena

The Downtown Galena land use accommodates a broad mix of commercial, residential, and entertainment options. Tourist-oriented businesses coexist with essential services for residents, offering a balance that sustains both the local community and the area's appeal as a regional destination. Downtown Galena is centrally located, roughly covers the area from U.S. Highway 20 to N. Meeker Street along S. Main Street and S. Bench Street. Downtown Galena serves as the heart of the community, blending historic charm with modern vibrancy to create a dynamic and sustainable cultural hub. Downtown Galena should continue to encourage a diverse assortment of businesses catering to tourists and residents, offering a unique lifestyle that supports a lively, accessible and walkable community. Future developments and redevelopments should also align with the architectural integrity and scenic beauty that define the area.

Commercial

Commercial land uses include businesses for buying, selling, or trading merchandise or services, and small-scale offices. They include auto services, drug stores, banks, grocery stores along with hotels, restaurants, bars, and antique stores catering to tourists. Galena's commercial uses are concentrated along U.S. Highway 20, varying from small local businesses to larger scale shopping centers and outlot developments. Commercial areas should follow appropriate scales and intensities dependent on adjacent parcels and surrounding community character. Commercial uses should be expanded in key areas such as Galena Scenic Meadows, a commercial development anchored by the Walmart, to complete corridors that offer diverse employment options while also providing a range of services and needs catering to residents.

Industrial

Industrial land uses include areas and facilities used for low-intensity manufacturing, processing, storage, commercial service, and distribution of goods and materials. This land use includes concentrations of standalone office buildings or complexes consisting of several buildings incorporated into a campus-like setting. These land uses are primarily clustered in the northwest region of the City on the west side of U.S. Highway 20. The City should further prioritize growing the existing industrial park, ensuring that this area offers flexibility to attract non-traditional uses and provide a greater diversity of jobs and tax revenue for the City.

Public/Semi-Public

Public/semi-public land uses include local government uses, municipal facilities, community service providers, medical care, schools, and places of worship and assembly. These uses are concentrated in and around Downtown and residential areas, supporting the community's daily needs. Key locations include Galena City Hall, the police station, fire station, and public schools, which provide vital services to the community. Over the next 20 years, public and semi-public uses should expand into developing areas as necessary, ensuring continued access to vital services and community resources.

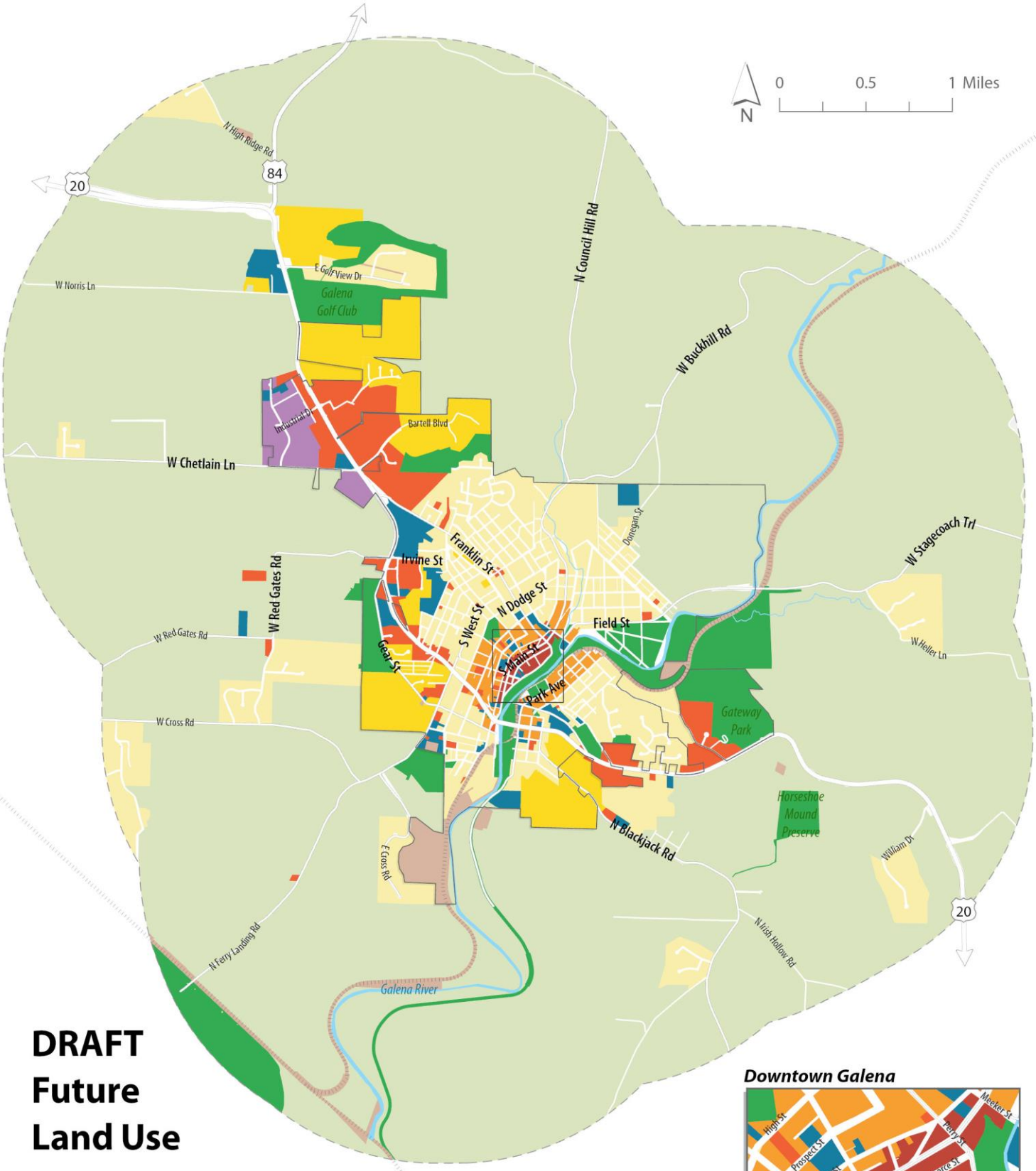
Parks and Open Space

Parks and open space areas include parks, natural preserves, golf courses, cemeteries, and recreational areas. Galena is well-served by parks and open spaces, with notable sites such as Grant Park, Depot Park, and Recreation Park providing walking paths, gazebos, and picnic areas. Large natural preserves in the planning area include Horseshoe Mound Preserve and Buehler Preserve, the Mississippi River boat ramp, and the Galena River canoe and kayak launch. Existing

parks and open spaces should be preserved to sustain Galena's distinctive character. As the City grows, future residential growth should incorporate new parks and recreational areas to maintain this high quality of life.

Transportation and Utility

The transportation and utility land use includes sites and facilities that accommodate critical infrastructure services such as water, sewer, electricity, broadband, railroad, and transportation rights-of-way. These land uses provide essential facilities and services to the community and are dispersed throughout Galena.



DRAFT Future Land Use

- Rural/Agriculture
- Single-Family Residential
- Mixed Residential
- Transitional Residential
- Downtown Galena
- Commercial
- Industrial
- Public/Semi-Public
- Parks and Open Space
- Transportation and Utility

Downtown Galena

