

MINUTES
ZONING BOARD OF APPEALS
June 9, 2021

ZOOM TELECONFERENCE MEETING (ID: 837 5231 6811)

<https://us02web.zoom.us/j/83752316811>

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, June 9, 2021 via Zoom Teleconference Meeting, hosted at City Hall, 101 Green Street, Galena, IL.61036

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

Baranski	Present
Bochniak	Present
Calvert	Present
Cook	Present
Jansen	Present
Nybo	Present
Rosenthal	Present

A quorum was declared.

Zoning Administrator Jonathan Miller, City Attorney Joe Nack, Secretary Sue Simmons, were also present.

APPROVAL OF MINUTES

MOTION: Calvert moved, seconded by Cook to approve the May12, 2021 minutes.

Motion carried on voice vote.

UNFINISHED BUSINESS

None

NEW BUSINESS,

Cal. No. 21S-07. Matthew Carroll-319 Meeker St. Request for Special Use Permit to allow Accommodations, Small Inn, 7 rooms, land use in the Low Density Residential District.

MOTION: Jansen moved, seconded by Cook to open the public hearing on Cal. No. 21S-07.

Motion carried on voice vote.

Nack swore in all those who wished to testify at tonight's public hearing.

Matthew Carroll spoke that he is looking to add a 7th room which was his living quarters. He will move to 407 Meeker when rehab there is finished. The 7th room will be ADA compliant. He said he was here for questions.

Baranski asked Matthew about his parking. He currently parks on driveway at Inn.

Matthew stated he will be parking at adjoining property and that there would be a space for an employee to park at adjoining property which will allow for more guest parking off street.

Speaking in favor of request

Adam Johnson 211 Fourth St spoke that he prepared Application and drawings and asked if there were questions as he felt it was a really good setup and helpful to Matt.

Speaking in opposition

None

MOTION: to close the public hearing Jansen moved, seconded by Bochniak.

MOTION: to approve 21S-07 Baranski moved, seconded by Bochniak.
Baranski spoke of prior approval.

Baranski went through the meeting of criteria. Met all criteria

As Roll Call was:

Cook	Yes
Jansen	Yes
Nybo	Abstain
Baranski	Yes
Bochniak	Yes
Calvert	Yes
Rosenthal	Yes

Motion carried.

Cal. No. 21V-01 Matthew Carroll-319 Meeker St. Request for a Variance from the required 25' front yard setback at 407 Meeker St.

MOTION: Jansen moved, seconded by Cook to open the public hearing on Cal. No. 21V-01

Motion carried on voice vote.

Nack swore in all those who wished to testify at tonight's public hearing.

Cal. No. 21V-01. Adam Johnson spoke on behalf of Matt Carroll. Stated already in expanding the set back to get better view of city from porch. Just squaring off.

Rosenthal asked: How much farther going out?

Johnson stated just going to edge 6 ft , same line squares off the deck and cover rear deck to cover full deck.

Rosenthal asked if pilings need to be set?

Johnson stated under the new corner. No issues with stability of the hill.

More discussion by **Baranski** on decking.

Speaking in favor of request

No one

Speaking in opposition

No one

MOTION: Cook moved, seconded by Calvert to close the public hearing on Cal. No. 21V-01.

Motion carried on voice vote.

MOTION: to approve 21V-01 Baranski moved, seconded by Bochniak.

Baranski went through the meeting of criteria. Met all criteria.

As Roll Call was:

Jansen Yes
Nybo Yes
Baranski Yes
Bochniak Yes
Calvert Yes
Cook Yes
Rosenthal Yes

Motion carried.

Cal. No. 21S-09 Illinois Bank and Trust-716 S. Bench St. Request for Special Use Permit to allow Outdoor Entertainment as an accessory commercial land use in the Planned Commercial district.

MOTION: Cook moved, seconded by Bochniak to open the public hearing on Cal. No. 21S-09

Motion carried on voice vote.

Nack swore in all those who wished to testify at tonight's public hearing.

Cal. No. 21S-09.

Marty Johnson with Stratka Johnson Architects shared screen and showed proposed plans. Explained the plans in detail.

Baranski had Marty explain more on the client entertainment part. What does it mean?

Marty – Limited fashion no use of speakers.

Tony Phelps said more detail on open house type events in application.

Rosenthal asked capacity on roof top 49 max per Marty Johnson.

Nybo verified event time will end by 8 P.M.

Joe Mattenly (971 Gear St) spoke as strictly low key use and low lighting for safety only. Use only in summer months.

Rosenthal asked Jonathan of Fire code and safety of exits.

Jonathan Miller stated these are meeting code. Stairs inside building.

Speaking in favor of request

No one

Speaking in opposition

No one

MOTION: moved Calvert, seconded by Cook to close the public hearing on Cal. No. 21V-01.

Motion carried on voice vote.

MOTION: to approve Cal. No. 21S-09. Bochniak moved, seconded by Baranski

Bochniak went through the meeting of criteria. Met all criteria.

As Roll Call was:

Baranski Yes
Bochniak Yes
Calvert Yes
Cook Yes
Jansen Abstained
Nybo Yes
Rosenthal Yes

Motion carried.

Cal. No. 21V-02 Illinois Bank and Trust-716 S. Bench St. Request for a Variance from the required Type IV Buffer yard.

Buffer yard waived by ZBA and staff.

No additional comments.

OTHER BUSINESS

None

PUBLIC COMMENTS

None

MOTION TO ADJOURN: moved by Jansen, seconded by Cook to adjourn the meeting at 7:02 P.M

Motion carried on voice vote.

Respectfully submitted by

Sue Simmons