

MINUTES
ZONING BOARD OF APPEALS
October 13, 2021

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, October 13, 2021 at City Hall, 101 Green Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

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

A quorum was declared.

Zoning Administrator Jonathon Miller & City Attorney Joe Nack were also present.

APPROVAL OF MINUTES

MOTION: Jansen moved, seconded by Cook to approve the minutes of the July 14, 2021, meeting. Motion carried on voice vote.

MOTION: Bochniak moved, seconded by Calvert to open public hearing.

UNFINISHED BUSINESS

None

NEW BUSINESS

Cal No.-21PD-02 Galena Unit School District- Request for Preliminary Plan Approval and Rezoning for a Planned Unit Development with an Underlying District of Low Density Residential.

MOTION: Bochniak moved, seconded by Calvert to open public hearing.

Rosenthal reminded everyone that if they wished to speak, they needed to sign in on the sheet at the front of table and be sworn in. Tim Vincent signed in.

Second year Galena School District Superintendent Tim Vincent of 10780 E Golfview Dr. was sworn in by Attorney Joe Nack.

Tim Vincent explained that after 15 years and many failed referendums they were able to secure a 12.5-million-dollar bond fund and reserves to do a 14.3-million-dollar estimated renovation to the Galena Middle School at 1230 Franklin. Looking at parking lot to NW and addition to Middle school on NW that will house 600 kids' pre-k to 8th grade.

This is a 1 year project from April 2022 ground break to a fall completion in 2023.

Requesting rezoning from low density residential to the Planned Unit Development. (PUD) His understanding of current zoning that a community of this size a PUD makes sense.

Baranski had couple questions on the plan.

Commented that usually, PUD's have future uses spelled out. This is asking for a blanket variance to front yard setback from Franklin and the 65 ft building height. He is looking for a drawing of where these heights are going as well as why an all-around 20 ft variance to front yard?

Asking where that height is needed so they can understand where it is going to be for this use? Needs more detail to feel comfortable with approving such a request.

Vincent said phase 2 would include a 2 station Gym for High School that would be the 65 ft height after doing the phase one planned Gymnasium for Middle School.

Baranski- Typical gymnasium is 25 – 30 ft ceiling and maybe 10 ft structure. 65 ft is typically a 5-story building. He wants to know where in the drawings this may go as this PUD goes with the property.

Vincent -This comes down to the High School as phase 2 comes into effect and getting flexibility of what a modern High School has like an auditorium. It really comes down to the High School and what the future holds.

Baranski- Asking for conditions on PUD approval, so they are not leaving this PUD wide open to future projects after the current committees are no longer a part of the projects. He said nothing is in the plans to show if a plan is for the theatre and fly loft area. These are usually planned in a schematic way. He wants to prevent a decision that allows blanket approval for the future.

Vincent- We are looking for flexibility in future. Has a concern with giving a hypothetical concept for future High School plan that can cause issues.

Baranski understood this concern and stated they would have to come back if they plan to build a big High School addition they would have to come back.

Rosenthal asked if there were any other questions. There were none.

Rosenthal asked if anyone else wanted to speak in favor of request. No one.

Rosenthal asked if anyone else wanted to speak in opposition of request. No one.

MOTION: Calvert moved, seconded by Cook to close public hearing.

Motion carried on voice vote.

Rosenthal wanted to entertain the motion to approve.

Nack noticed Marty Johnson was entering building and asked if they should see if he has anything to add.

Marty Johnson said he did want to speak quickly if permitted. Apologized he was late.

Rosenthal asked for a motion to re-open.

MOTION: Baranski moved, seconded by Calvert to reopen public hearing.

Johnson signed in and was sworn in by Nack.

Marty Johnson of 28 Vista Ridge spoke on behalf of Galena School plan.

He said they tried to encompass a lot of “what ifs” like an auditorium and fly tower. Elements to foresee future uses such a bus maintenance garage. Trying to foresee and address future uses.

Baranski said that was what he had thought. Issue is still future planning uses to gauge the future use. Not wanting a final design at all, just something to look at.

Concern with 65 ft height variance, he is looking for a drawing of where that 65 ft height would be. There really is not a lot of information at this time, so we can see how far from Neighbors. He would only be comfortable knowing future project to have to be brought back and presented for approval. Not wanting a blanket 65 ft height and 20 ft front setback all over. Wants to know where these are going in. Just too much leeway.

Johnson - Normal environment for schools is ID districts. Galena doesn't have these in there zoning. Bringing back future site plans for approvals is agreeably best protection for all in the future.

Planned electronic sign was struck from request. Miller had not even included this. 20 Ft site plan falls in site plan by HWY 20 and where water tower is coming down.

Baranski- Instead of giving a blanket variance to create a specific language and set area to confine each area of **use** like the Gymnasium to 35-40 ft and High School Fly tower to be 65 ft. He asked Johnson if he would be ok or if it would create a burden as a designer to give variances specific to the confines of the area.

Rosenthal asked Baranski if he had concerns about limiting these restrictions to current buildings.

Johnson said they can't limit due to site funding, costs, future building plans.

Baranski said restrict language to use.

Johnson said he could do height restrictions by building type specific such as 40ft for gyms and 65 ft for auditoriums, theatres and fly lofts.

Baranski said yes, we would want that wrote in that way. Talked about 50 ft setbacks from residential areas so we don't get into trouble with language.

Nack explained better language being something like going with footprint of current site plan so they will need to come back based on this current footprint if they want to make a change.

Miller explained PUD is based on square footage in plan so this covers any major site plan changes. If square footage changed, they would need to come back to the board.

Johnson- Any major site plan review would be presented for future amendments. This has a unique user for all citizens. The good of the community not just a private group so they want to get it right. He will come back with the verbiage.

Baranski- Understands time can be critical. He asked if coming back next month would cause an issue.

Rosenthal asked if we could make a preliminary motion with conditions then Vincent and Johnson can come back with a better/ final plan.

Baranski stated the language for zoning is very important.

Rosenthal asked if there was anything anyone wanted to add and there was nothing.

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

Motion carried on voice vote.

MOTION: Baranski moved seconded by Jansen to approve the preliminary plan request with the following conditions:

- 1: language of front setbacks to be modified to include only those necessary.
- 2: language to have more definition to respect to 65 ft height to fly lofts and those heights to be setback 100 ft from residential zoning districts.

Baranski went through approval criteria.

- 1- Complies with the zoning preservation.
- 2- Does not change the character of the area.

- 3-It is compatible to the area.
- 4-Meets the goals & comprehensive plan
- 5-Has adequate public services available.
- 6- Has adequate supply of land available.
- 7- Has need for immediate proposal.

ROLL CALL

As Roll Call was:

Cook yes
Jansen yes
Nybo Absent
Baranski yes
Bochniak yes
Calvert yes
Rosenthal yes

Motion carried.

OTHER BUSINESS

None

PUBLIC COMMENTS

Cal No.- 21Z-2005 None

Cal No.- 21Z-2006 Adjournment

MOTION: Baranski moved, seconded by Cook to adjourn the meeting at 7:12 pm.

Motion carried on voice vote.

Respectfully submitted by

Sue Simmons
Zoning Secretary