

**MINUTES  
ZONING BOARD OF APPEALS  
MARCH 9, 2022**

**CALL TO ORDER:**

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, March 9, 2022, at City Hall, 101 Green Street, Galena, IL.

**ROLL CALL AND DECLARATION OF QUORUM:**

As Roll Call was:

Baranski	Present
Bochniak	Present
Gates	Present by phone
Cook	Present
Jansen	Present
Nybo	Absent
Rosenthal	Present

A quorum was declared.

Zoning Administrator Jonathan Miller and City Attorney Joe Nack were also present.

**APPROVAL OF MINUTES**

**MOTION:** Bochniak moved, seconded by Cook to approve the February 9, 2022 minutes.

Motion carried on voice vote.

**UNFINISHED BUSINESS**

**Cal No.-22S-01** Richard Fronek, 210 S. Dodge St.- Request for a Special Use Permit to allow Major Home Occupation as an Accessory to Residential Land Use in a Low Density Residential Zoning District.

Rosenthal read Conclusions, Determinations, and the Decision to approve

**MOTION:** Cook moved, seconded by Jansen to approve.

As Roll Call was:

Gates	Yes
Cook	Yes
Jansen	Yes

Nybo	Absent
Baranski	Yes
Bochniak	Yes
Rosenthal	Yes

Motion Carried

**NEW BUSINESS**

**Cal No.-22S-02** (PUBLIC HEARING) Trolley Depot Coffee, 315 S. Commerce St.- Request for a Special Use Permit to allow Outdoor Dining as an accessory commercial land use in the Downtown Commercial Zoning district.

\*This matter has been postponed.\*

**Cal No.-22PDA-01** (PUBLIC HEARING) Archer Endeavors, 2054 Blue Heron Dr., Springville, IA, Applicant and Phillips, Alexander K Trustee and Sullivan General Trust, 399 E. Hanover Rd., Elizabeth IL, Owner- Request for an amendment to a Planned Unit Development Plan to amend the allowable land uses on Parcel 2 to also allow Accommodations Hotel/Motel.

Baranski recused himself.

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

Nack swore those in that wanted to speak. Everyone had signed in that wanted to speak.

Rosenthal asked if anyone wanted to speak in favor of request.

Robert Michael Chimsno of 2054 Blue Heron Dr. Springville, Ia. 52336. I am the General manager of Archer Endeavors the owner of wedding venue called Ashton Hills Farm. First wanted to just thank the board for their consideration and time. Seeking a PUD / Felt the property was consistent with the hotel/ motel use. Seeking to build a small complimentary hotel. Knows it is the first of many steps. Appreciated time and attention by the board

Rosenthal asked if anyone wanted to speak in opposition of request.

No one.

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

Baranski left the room.

Rosenthal wanted to entertain a motion to present a recommendation to the City Council.

Bochniak made a motion to present a positive recommendation to the City Council, seconded by Cook.

Bochniak went through criteria:

(1) Whether the existing text or zoning designation was in error at the time of adoption; *it was not*

(2) Whether there has been a change of character in the area or throughout the city due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.; *Yes*

(3) Whether the proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district or whether there may be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new zone may generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances; *does not pertain*

(4) Whether the proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this code, and other city regulations and guidelines; *It is in conformance*

(5) Whether adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone; *There are*

(6) Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; *Yes, meets criteria*

(7) Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning.  
*Correct*

### **ROLL CALL**

Jansen	Yes
Nybo	Absent
Baranski	Recused
Bochniak	Yes
Gates	Yes
Cook	Yes
Rosenthal	Yes

Motion carried.

**OTHER BUSINESS**

None

**PUBLIC COMMENTS**

None

**MOTION:** Bochniak moved, seconded by Cook to adjourn the meeting at 6:41 pm.

Motion carried on voice vote.

Respectfully submitted by

Sue Simmons  
Zoning secretary