



# City of Galena, Illinois

## **AGENDA**

### **ZONING BOARD OF APPEALS**

**WEDNESDAY, APRIL 10, 2024  
6:30 P.M. – CITY HALL 101 GREEN STREET**

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**The public may also view the meeting live (no public comment) on the  
City of Galena YouTube Channel at:**

<http://www.youtube.com/@cityofgalena1826>

<b>ITEM</b>	<b>DESCRIPTION</b>
24Z-2001	Call to Order by Presiding Officer
24Z-2002	Roll Call
24Z-2003	Establishment of Quorum
24Z-2004	Public Comments Not to exceed 15 minutes as an agenda item Not more than 3 minutes per speaker

### **APPROVAL OF MINUTES**

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>PAGE</b>
24Z-2005	Approval of the Minutes of the Regular Meeting of January 10, 2024.	1-5

### **UNFINISHED BUSINESS**

None.

### **NEW BUSINESS**

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>PAGE</b>
24CPR-01	Owner and Applicant: Paul Orzeske. Request for a concept plan review to provide non-binding feedback on a proposed High Density Residential Development on High St.	6-29

**OTHER BUSINESS**



ITEM	DESCRIPTION	PAGE
24Z-2006	Adjournment	

**CALENDAR INFORMATION**

BOARD/COMMITTEE	DATE	TIME	PLACE
Zoning Board of Appeals	Wednesday, May 8, 2024	6:30 P.M.	City Hall, 101 Green St.

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# MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF

March 13, 2024

## 24Z-2001 – CALL TO ORDER

Chairperson Rosenthal called the regular meeting to order at 6:30 p.m. in the Board Chambers at 101 Green Street on the 13<sup>th</sup> of March 2024.

## 24Z-2002 – ROLL CALL

Upon roll call, the following members were present: Jim Baranski, Desiree Einsweiler, Roger Gates, Dave Jansen, Bill Spivey & John Rosenthal.

Absent: Steve Monahan

Also, present were Jonathan Miller and Hailey Wills, Acting City Attorney.

## 24Z-2003 – ESTABLISHMENT OF QUORUM

Chairperson Rosenthal announced a quorum of board members present to conduct city business.

## 24Z-2004 – PUBLIC COMMENTS

None.

## APPROVAL OF MINUTES

## 24Z-2005 – APPROVAL OF THE MINUTES OF THE REGULAR ZONING BOARD OF APPEALS MEETING OF JANUARY 10, 2024

**Discussion:** None

**Motion:** Gates moved, seconded by Spivey to approve the minutes of the regular Zoning Board of Appeals meeting of January 10, 2024.

The motion carried by voice vote.

## UNFINISHED BUSINESS

**24S-01** - Owner and Applicant: Kathryn Baxa. Reading of the Finding of Fact for a request for a Special Use Permit to operate an Artisan Studio at 301 Dodge Street.

Rosenthal read the conclusions, determination, and decision to approve from the finding of fact in the agenda.

**Motion:** Jansen moved, seconded by Einsweiler, to approve the request for a Special Use Permit to operate an Artisan Studio at 301 Dodge Street.

**Discussion:** None

**Roll Call:** AYES: Gates, Jansen, Einsweiler, Baranski, Spivey & Rosenthal  
NAYS: None  
ABSENT: Monahan

### **NEW BUSINESS**

Wills swore in all those wishing to testify.

Rosenthal reminded all to sign in if they wished to speak at any of the public hearings.

**24A-01**, Owner and Applicant: Christine Ehlinger. Request for a Map Amendment to Rezone two parcels from Limited Agriculture to Low Density Residential. **This item was a Public Hearing.**

**Motion:** Einsweiler made a motion, seconded by Spivey, to open the public hearing for item 24A-01

Motion carried by voice vote.

#### **Speaking in favor of the application**

Christine Ehlinger, 405 S. Bench Street, Galena, IL 61036.

Ehlinger stated she has recently purchased the small house at 707 Gear Street. The house has not been occupied for a couple of decades. Ehlinger stated she is in the process of restoring the home and the home is not zoned properly. It is currently zoned limited ag, and it should be zoned as residential. The property consists of two parcels with four lots. The garage will be built on the same parcel as the house.

#### **Discussion:**

Rosenthal asked how much property is here?

Ehlinger said just under ½ acre and that it is 2 parcels / 4 city lots.

Baranski asked if the garage would go on the lots with the house?

Ehlinger said yes, same parcel.

Baranski said it is a cool house.

Ehlinger said yes, it has not been lived in since 1973, but was closed up really well to preserve it..

## **Speaking in opposition of the application**

No one.

**Motion:** Jansen moved, seconded by Spivey to close the Public Hearing.

Motion carried by voice vote.

**Motion:** Baranski moved, seconded by Einsweiler, to forward a positive finding of fact to the city council to approve the request for a map amendment to rezone two parcels from Limited Agriculture to Low Density Residential.

**Discussion:** Baranski said this is a no brainer. It could have been in error at time of adoption.

Baranski read the approved criteria and recommendation for map amendment:

In determining whether the proposed amendment shall be approved, the following factors were considered:

- (1) Whether the existing text or zoning designation was in error at the time of adoption. The board felt there could have been an error at the time of adoption. Yes. A case can be made that it was.
- (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. Not really, it is a borderline area, so compatible.
- (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. Yes
- (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. Yes
- (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. Yes
- (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
- (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. Yes, there is a need.

**Roll Call:** AYES: Jansen, Einsweiler, Baranski, Spivey, Gates, & Rosenthal  
NAYS: None  
ABSENT: Monahan

The motion carried.

**24PDA-01** – Owner and Applicant: Chains and Links, Inc. Request for a PUD Amendment to change the zoning on two parcels of Galena Square from PUD with an underlying zoning district of Planned Commercial to PUD with an underlying zoning district of High Density Residential.

No motion was made to open the public hearing.

Connie Wiene, 2955 Red Gates Drive, Galena, IL 61036

Wiene advised these lots are the two lots located behind Piggly Wiggly. The lots have been for sale for a number of years. Wiene stated she feels the lots might be better suited as High Density Residential. They currently have no development plans. If they were to develop the lots, it would be in the residential field. The lots will remain for sale at this time.

Baranski noted the little lot is a separate lot and is landlocked. He questioned if that would be consolidated with the other lot and questioned if the lot would be buildable. Wiene felt it would be if you came in from the top. Wiene advised they asked for the rezoning on both parcels; however, part of lot six is more suitable.

**Motion:** Spivey made a motion, seconded by Gates, to close the public hearing for item 24PD-01

Motion carried by voice vote.

**Motion:** Baranski moved, seconded by Jansen to forward a positive finding of fact to the city council to approve the request for a PUD Amendment to change the zoning on two parcels of Galena Square from PUD with an underlying zoning district of Planned Commercial to PUD with an underlying zoning district of High Density Residential.

**Discussion:** Baranski pointed out this is going to leave a chunk at the south end of the subdivision that is still auto oriented which currently has part of a building on it. The lot is not suitable for auto oriented. He said the map is weird, but a final PUD would need to be done, so the board would still have control.

Baranski read the approved criteria and recommendation for PUD amendment:

In determining whether the proposed amendment shall be approved, the following factors were considered:

- (1) Whether the existing text or zoning designation was in error at the time of adoption. N/A
- (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, there has been more residential in the cul-de-sac.
- (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. Yes
- (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. Yes
- (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. Yes, 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
- (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. Yes, beneficial.

**Roll Call:** AYES: Jansen, Einsweiler, Baranski, Spivey, Gates, & Rosenthal  
NAYS: None  
ABSENT: Monahan

The motion carried.

### **OTHER BUSINESS**

None

### **22Z-2006 – ADJOURNMENT**

**Motion:** Spivey moved, seconded by Einsweiler to adjourn.

The motion carried on a voice vote.

The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Sue Simmons  
Zoning secretary

# CITY OF GALENA, ILLINOIS

101 Green Street • P.O. Box 310 • Galena, Illinois 61036



## MEMORANDUM

TO: The Zoning Board of Appeals

FROM: Jonathan Miller, Zoning Administrator

DATE: April 5, 2024

RE: 24CPR-01, Concept Plan Review, Applicant: Paul Orzeske, 2663 N. Lincoln Ave., Chicago, IL 60614. Request for a concept plan review to provide non-binding feedback on a proposed High Density Residential Development.

### Summary:

The purpose of Concept Plan Review is an optional process that may provide an applicant with a general, non-binding direction from the Zoning Board of Appeals prior to submittal of a development application. The applicant is looking for any feedback and direction moving forward as they plan to make an official request with the zoning board.

The applicant has purchased the vacant half acre parcel that was once the St. Mary's School playground on N. High St. The current parcel is zoned Low Density Residential. The proposal would likely require a map amendment to change the zoning from Low Density Residential to Planned Unit Development with an underlying zoning district of High Density Residential. Any other potential requests would be determined with further information.

The applicant is proposed to construct a 5-home pocket style neighborhood community on the subject parcel. The 5 proposed homes would provide a two story approximately 1600 square feet of living space with a 1000 square foot footprint each on the parcel. The applicant believes that this style of development would attract various residents from singles, couples, families, and seniors. The proposed development would include a shared open outdoor space.

The proposed development would have vehicular access from the now unused portion of N. High St. This section of High St. is currently not open, and the access could potentially change with the possible reopening of this section of High St.

The subject parcel is surrounded on all sides by parcels zoned Low Density Residential. It is fronted by N. High St. to the NW, by Elk St. to the SW, and looks over Franklin St. to the NE. It would also provide walkability to the Downtown district and other amenities.

Staff believes that a zoning classification of PUD with an underlying district of High Density Residential is most appropriate for the proposed use. Due to the density of the proposed development and necessary variances, a PUD was the most appropriate route. The following are the Bulk Standards for the High Density Residential (Detached) zoning district.



- Minimum lot size of 4500 square feet
- 45' minimum lot width with a minimum of 20' of street frontage.
- 20' front setback, Sum of 10' side setback (5' Minimum)
- 10' minimum dwelling separation.
- 30' maximum principle building height.
- Maximum of 8 dwelling units per acre.
- 45% maximum building coverage.
- 30% minimum landscaping coverage.

The subject parcel fronts both the Elk St. and N. High St. right of ways. This gives the parcel (2) front setbacks and (2) side setbacks as we evaluate the parcel. The proposal is suggesting front setbacks of approximately 10' on both Elk St. and N. High St. and side setbacks of approximately 30' and larger. The applicant is also proposing to vacate approximately 8' of the Elk St. right of way to the SW side of the parcel. At this time, the city has no interest in vacating this portion of Elk St. Along with the variances to the front setbacks, the applicant is proposing 5 units in the half acre parcel. This is one more than what would be permitted in a High Density Residential parcel.

The development, as currently designed, provides many retaining walls to support the style of development. The City of Galena zoning ordinance allows for retaining walls in all setbacks. However, per table 154.203.1 of the zoning ordinance, limits retaining walls to not more than 6' in height, with terraced slopes to have a minimum of 3 feet horizontal distance between walls.

The conceptual designs of the homes also will provide front facing garages to Elk St. The developer proposes that the homes face towards Franklin St. to provide a nicer view. This, however, creates front facing garages. Per table 154.202.1, one- and two-family structures with front facing garages shall place the garage a minimum of 8' behind the primary front wall line of the dwelling. This requirement may be waived when this infill development is found to be appropriate and compatible with the surrounding properties. The front facing garages would also be screened from the ROW by the proposed retaining wall to the SW end of the parcel.

Along with review from the ZBA, this parcel is located in the historic district and would require review from the Historic Preservation Commission.

Please see the attached concept narrative, drawings, and plans. The attached narrative includes a more in-depth look into the intentions of the proposed development. Map Amendment and PUD Criteria are below for reference.

Approval Criteria & Recommendation:

**Zoning Map Amendment** - In determining whether the proposed zoning map amendment shall be approved, the following factors shall be considered:

1. Whether the existing text or zoning designation was in error at the time of adoption;
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.;
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;

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;

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;

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; or

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.

And:

Planned unit development zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Specific benefits that would support a PUD zoning include, but are not limited to:

- (1) More efficient infrastructure;
- (2) Reduced traffic demands;
- (3) A greater quality and quantity of public and/or private open space;
- (4) Other recreational amenities;
- (5) Needed housing types and/or mix;
- (6) Innovative designs; and/or
- (7) Protection and/or preservation of natural resources.

**Preliminary PUD Plan Review Criteria**– A preliminary development plan application shall demonstrate conformance with all of the following:

- a. The ODP review criteria in division (B);
- b. The applicable preliminary plat criteria in Chapter 153, Subdivision Regulations; *n/a*
- c. The applicable site plan review criteria in § 154.914;
- d. The approved ODP, if applicable; *n/a*
- e. An appropriate, specific density/intensity of uses for all areas included in the preliminary plan approval; and
- f. For a PUD/TND District, the area of the plan is at least five acres in size or as specified in an applicable approved ODP, or as identified in § 154.301. *n/a*

**Deviations from Default District Standards** - The Zoning Board of Appeals may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Zoning Board of Appeals to recommend, and the City Council to approve, a deviation from the default district standards, the listed amenities shall be provided in excess of what would otherwise be required by this code. These amenities include:

- (a) Transportation amenities including but not limited to: off-street trails, bike and pedestrian amenities, or transit oriented improvements, including school and transit bus shelters;
- (b) Open space, agricultural land reservations, or land dedication of 20% or greater;
- (c) Community facilities or provision of public services beyond those required for development within the PUD;
- (d) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 15 years; and
- (e) Other amenities, in excess of the minimum standards required by this code, that the City Council specifically finds provide sufficient community benefit to offset the proposed deviation.

**The Zoning Board of Appeals can recommend to the City Council, in the form of a motion, approval or denial of requests for Map Amendments and Preliminary PUD plans. If the Board would like to recommend approval of the requests, motions to approve which include pertinent facts in the cases and reasons for the recommendations should be entertained. The recommendations will then be forwarded to the City Council for final action.**

# **Builders Construction Company, Inc.**

**13 Reliance Lane  
Phone: 312.543.0426**

**Lincolnshire, IL 60069  
orzeskep@gmail.com**

March 19, 2024

Mr. Johnathan Miller  
Building and Zoning  
City of Galena  
101 Green Street  
Galena, Illinois 61036

RE: Zoning Board Meeting  
Proposed Residential Development  
201 High Street  
Galena, Illinois 61036

Mr. Miller,

I like to express my appreciation for allowing us to provide you and the City of Galena with our conceptual proposal for the development of 201 Elk Street. Our proposal offers five detached single family homes of approximately 2,000 gross square feet each on two levels with two car attached parking. This will require a zoning change from the current Low Density Residential (LDR) to a Planned Urban Development (PUD) to allow for the five homes. The proposed site plan indicates the placement of the single family homes which will be require some cut and fill of the site to create a buildable site plan. The homes will be orientated to the north providing a down hill view to Franklin Street and to the north. We have recessed the homes approximately twenty-four feet from the north property line which will have the intendent visual effect of reducing the elevations and creating and large communal area for the development's residents. We also propose to face the north and west retaining walls with a local limestone veneer. There maybe a need for additional retaining walls at the east and south of the site which we again propose to provide a limestone veneer finish. Our proposal incorporates approximately 7'-10" of the stone area south of our property line which is currently city property. The design and extent of the west retaining wall will be influenced by the information provided by the city as to its plan in the reopening of High Street which will affect the access to our property.

I have provided the following documents for your review and for submission to the Zoning Board for its review and for the public meeting scheduled for April 10, 2024. The following documents provided within this submission packet:

1. Sheet A1.0- Existing Site Plan/ Topographical Survey

2. Sheet A1.1- Conceptual Site Plan/ SCHEME "A"
3. Sheet A1.2- Conceptual Site Plan/ SCHEME "A"/ Topographical Analysis
4. Sheet A2.0- Southwest Perspective/ Street
5. Sheet A2.1- Southwest Perspective
6. Sheet A2.2- Northwest Perspective
7. Sheet A2.3- North Perspective- Low
8. Sheet A2.4- North Perspective- High
9. Sheet A2.5- Northeast Perspective
10. Sheet A2.6- Southeast Perspective
11. Sheet A2.7- High Street & Franklin Perspective
12. Sheet A2.8- Franklin Street View
13. Sheet A2.9- Franklin Street from Northeast

Sincerely,

A handwritten signature in black ink, appearing to read "Paul R. Orzeske", with a long horizontal flourish extending to the right.

Paul R. Orzeske, A.I.A., A.L.A., NCARB  
Builders Construction Company, Inc.  
13 Reliance Lane  
Lincolnshire, Illinois 60069

**PROPOSED POCKET NEIGHBORHOOD COMMUNITY  
201 NORTH HIGH STREET  
GALENA, ILLINOIS  
DEVELOPMENT NARRATIVE SUMMARY**

**A. DESCRIPTION AND ZONING OF DEVELOPMENT SITE.** The Subject Property consists of one vacant and unimproved lot, without the presence of personal property, having one (1) Permanent Tax ID's, and totaling approximately +/- .50 acres (the "Subject Property"), currently owned by 201 High Street, LLC.

1. Zoning Representations and Assumptions. The current zoning for the property is §154.201 (B)(2) "Residential Districts- LOW Density Residential (LDR) District" as defined within the Galena, IL Zoning Ordinance, which reads: "This district is intended to permit development which has a detached single-family character" Land use standards for this district permit single-family detached homes, twin houses, duplexes, two flats, townhouses Density and intensity standards for this district are designed to ensure that the Low Density Residential (LDR) District shall serve as a designation which preserves and protects the community character of its area. A variety of residential development options are available in this district, with a maximum gross density (MGD) of 7 dwelling units per gross acre.

There are several items with our proposal which maybe suitable for a Planned Urban Development (PUD) with an underlying zoning to High Density Residential (HDR).

a. The property is approximately one half acre in in size. The maximum gross density will not allow for five (5) residential units. A zoning change would allow for a maximum of eight (8) single family homes per acre.

b. The acquisition of the property directly to the south of the development. The land sought is approximately 1,360 square feet (7.82'w x 180'length). This is city property. Our proposal would be to remove some of the rock face and provide a concrete retaining wall at the areas removed, if required. There are several areas in which the proposed design will require the installation of concrete retaining walls at 10 feet pr greater.

c. The access point from High Street, the final design of the location of High Street and the location of retaining walls mat occur within the city right of way (ROW).

The City of Galena has represented there is no potential sale of the Galena City Streets (High Street), to be included within the development, and would zone the transferred Galena City Streets as §154.201 (B)(2) "residential Districts-How Density Residential (HDR) District" as defined within the Galena, IL Zoning Ordinance.

**B. GENERAL DESIGN ASSUMPTIONS.** We have done a preliminary assessment of the development potential of the Subject Property and the Galena City

Streets and have concluded that the appropriate development descriptor is that of a hybrid, Pocket Neighborhood Community. Such a community is described as follows:

1. Massing and Density. A Pocket Neighborhood is a group of neighboring houses or apartments that are arranged together around shared, open spaces. These shared spaces can include one or more of garden courtyards, pedestrian streets, or a series of conjoined backyards, all of which contribute to a clear sense of territory and shared stewardship by all homeowners. Pocket neighborhoods are readily adaptable to their sites, and can be in urban, suburban, or rural areas.

Pocket Neighborhoods generally may contain one or more Base Clusters of dwellings gathered around a shared common area. Our proposed numbers of dwellings is five (5).

2. Style. A key aspect of the adaptability of a Pocket Neighborhood is that it can be most any style, or combination of styles--Craftsman Cottage, Cape Cod, Saltbox, Urban Bungalow, Prairie, Spanish Mission, Saltbox, and Rustic. There are a number of design principles that make pocket neighborhoods successful, but style is not necessarily one of them. *Our proposed development will have a building style or styles complementary a craftsman/ cottage architectural vernacular.*

3. Housing Types. They can be detached single-family houses, attached townhouses, or clusters of urban apartments. Our preliminary development massing plan currently shows a row of 20' wide x 50' deep residence structure footprints setback approximately 25' from the north property line. All the proposed homes will be two story with 1,600 square feet of livable area with a two car garage.

4. Our Target Residents. What kind of resident does our proposed development target? All kinds! Singles, Empty-Nester Couples, Young Families, the Multi-Generationals, Seniors, Veterans— anyone who wants to live in a close, tight-knit Pocket Neighborhood. Our development is not for everyone, of course. People who want a private, luxurious, and independent lifestyle have appropriate housing alternatives to choose from in Galena and its surrounding area. But for a growing segment of people who want a stronger sense of community, and can't afford the luxury of a custom residence, a more modestly scaled Pocket Neighborhood can offer a welcome option.

5. Shared Outdoor Space. The shared outdoor space at the north side of the development will allow for the common shared outdoor space for the residence. It will also allow for the set back of the homes to south of the lot which will reduce the appearance from the rear yards from the neighbors to the north, residents along Franklin Street. Residents aligning this common space take part in its care and oversight, creating both a felt and actual sense of security and identity. This shared space has clearly defined boundaries — beginning at the northwest corner along High Street extending to the eastside of individual building lots— creating a felt sense of territory by anyone who enters.

In a classic craftsman / cottage neighborhood, there are several increasingly private ‘layers of personal space’ between the shared common pedestrian path, the greenspace leading up to the front door. The common pedestrian path will be afforded next to the pedestrian sidewalk is a border of perennial plantings a stand of trees that will add to the privacy of each home. Within the dwellings, the layering continues with active spaces oriented toward the front commons and private to the rear of the homes.

6. Privacy. While there are many examples and kinds of Pocket Neighborhoods, privacy is an essential ingredient that allows residents to have a positive experience of community. To ensure privacy between neighbors, the residences can ‘nest’ together: the ‘open’ side of one house faces the ‘closed’ side of the next. The open side has large windows facing its side yard (which extends to the face of neighboring house), while the closed side has high windows and skylights. The result is that neighbors do not peer into one another’s homes.

7. Separation of Pedestrian and Vehicular Traffic. It is essential that cars and traffic do not invade the shared pedestrian space. The active rooms of the homes, including front porches, face the commons rather than turning their back to neighbors. As noted above, there is a layering of public to private space, and careful placement of windows to ensure privacy for each dwelling.

Our development plan envisions garages located at the back of each individual homes. There will be a short walk from the garages, through the compact back yards to the front door of the residences. For most people, this short walk should not be considered a hardship, even in snowy or rainy climates.

8. Resident Specific Design Criteria. We anticipate accommodating the needs of certain target residents:

a. Young Families with Children. Why are Pocket Neighborhoods so good for children? Children need increasingly larger zones of play as they grow up. An infant explores the room their parent is in, while an older sibling is free to play in the next room, or in the back yard. At some point, though, a child’s desire to explore the world beyond the front gate is blocked by the real and perceived dangers, including danger from traffic. Children are often chauffeured to friends’ houses and organized activities until they can drive on their own. Too often, children are isolated and lack access to safe, unplanned play. Pocket neighborhoods provide a protected, traffic-free environment for a child’s widening horizon — a place for unplanned play alone and with other children, and a place to have relationships with caring adults other than parents. This matches their growing curiosity, need for increased responsibilities and maturing social skills.

b. Seniors and Retirees. The fabric of social health in many communities has been fraying, in part because many people lack networks of personal and social support. This is particularly acute with the elderly. Their family members can be spread



across the country, friends live across town, and neighbors don't know one another. Help is frequently unavailable available when it's most needed.

Pocket neighborhoods can help provide a network of belonging, care and support for the elderly. Their protected setting encourages informal interaction among neighbors, laying the ground for caring relationships. Our residence designs can provide for adaptable design and the special needs of elderly residents.

9. Is this meant to be affordable housing? Pocket Neighborhoods can work well for affordable housing. They can also be the choice for affluent communities.

10. Is zoning an issue for pocket neighborhoods? Many towns and cities have zoning regulations that limit housing to detached, single family homes on large private lots, with a street out front. Galena, by contrast, is represented by forward-thinking planners who to date have envisioned Pocket Neighborhoods as a way to increase housing options and limit sprawl, while preserving the character of its existing neighborhoods.

### **C. OTHER DESIGN ASSUMPTIONS.**

1. Building Exteriors. All building exteriors will be appropriate with and complementary to the craftsman/ cottage architectural vernacular. We want to promote variety and avoid the sameness and boredom of tract developments while maintaining the historic flavor of other buildings in the community.

2. Landscaping. We were originally drawn to the Subject Property by a fervent hope that large areas of it could be devoted to common area landscaping that could be enjoyed by all residents. Conserving open areas would serve the dual purpose of avoiding building on the most topographically challenged areas. We are still hopeful that some major site landscaping including trees, gullies, exposed rocky faces, etc., can be identified, conserved where possible and enhanced. Within development budget constraints we also hope to provide generous, attractive landscaping for individual residential lots. We will work closely with Galena to assure that all City design criteria and standards are addressed.

3. Access Roadways and Infrastructure. The Development will have access from High Street. This service drive will provide for private vehicular access to garages, access by first responders' emergency vehicles and use by commercial vehicles used for garbage collection, parcel delivery, service personnel and others. It is anticipated that this access point will coordinate with the final street design and affiliated infrastructure (streetlights and signage, fire hydrants, drainage, etc.) with Galena.

4. Pedestrian Walkways. Our development envisions paved pedestrian walkway at the north of the property with individual walkways to each home, together with low height lighting seating/ resting points. We will also provide a private gazebo accessible to all the developments residence.

5. Building Interiors and Finishes. The development will consist of one basic floor plan with several progressive levels of finish to suit the housing needs and preferences of residents. Individual buyers may choose to install custom finishes themselves.

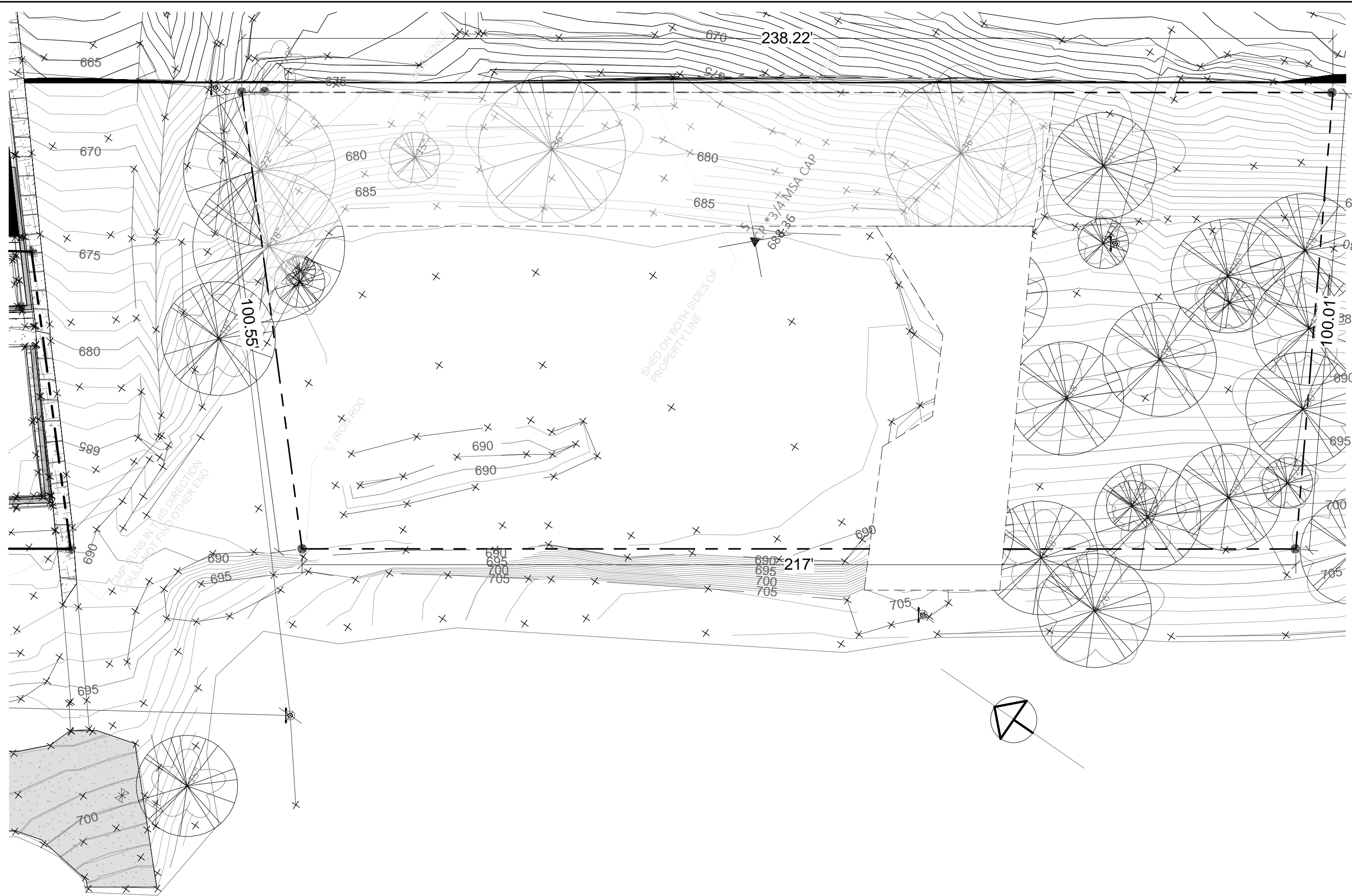
**D. DEVELOPMENT ASSUMPTIONS AND CHALLENGES.** In the course of pre-development research, we have interacted with or interviewed realtors, bankers, Galena officials, general contractors and others knowledgeable of and sensitive to the residential market and construction costs.

1. Absorption. Recent studies have identified a profound shortage of new housing in Galena and, as a consequence, have given us confidence that newly constructed residences can be predictably absorbed within a single phased development time frame.

2. Construction Costs. There are little in the way of comparable recent real estate developments to provide a reliable basis for estimating construction costs for our development. What little new local construction cost data there may be is substantially based on comparatively luxurious and customized housing recently constructed in the Apple Canyon and Eagle Ridge developments—not a great point of comparison. A major unknown at this time is the cost of site development including the cutting, grading and placement of hundreds of cubic yards of soil, clay and rocky site substrates necessitated by the Subject Property’s topography.

3. Labor Pool. The capability of the local labor pool to engage in even this limited production currently unknown. If labor had to be imported there is the question of how and where it would be located given the scarcity of local housing.

4. Sales Prices and Rentals. It is uncertain whether the sales price of owned residences, or the rental prices can cover the development costs and a reasonable return. These uncertainties would have to be resolved in an extended period of due diligence.



1 Existing Site Plan  
1" = 20'-0"

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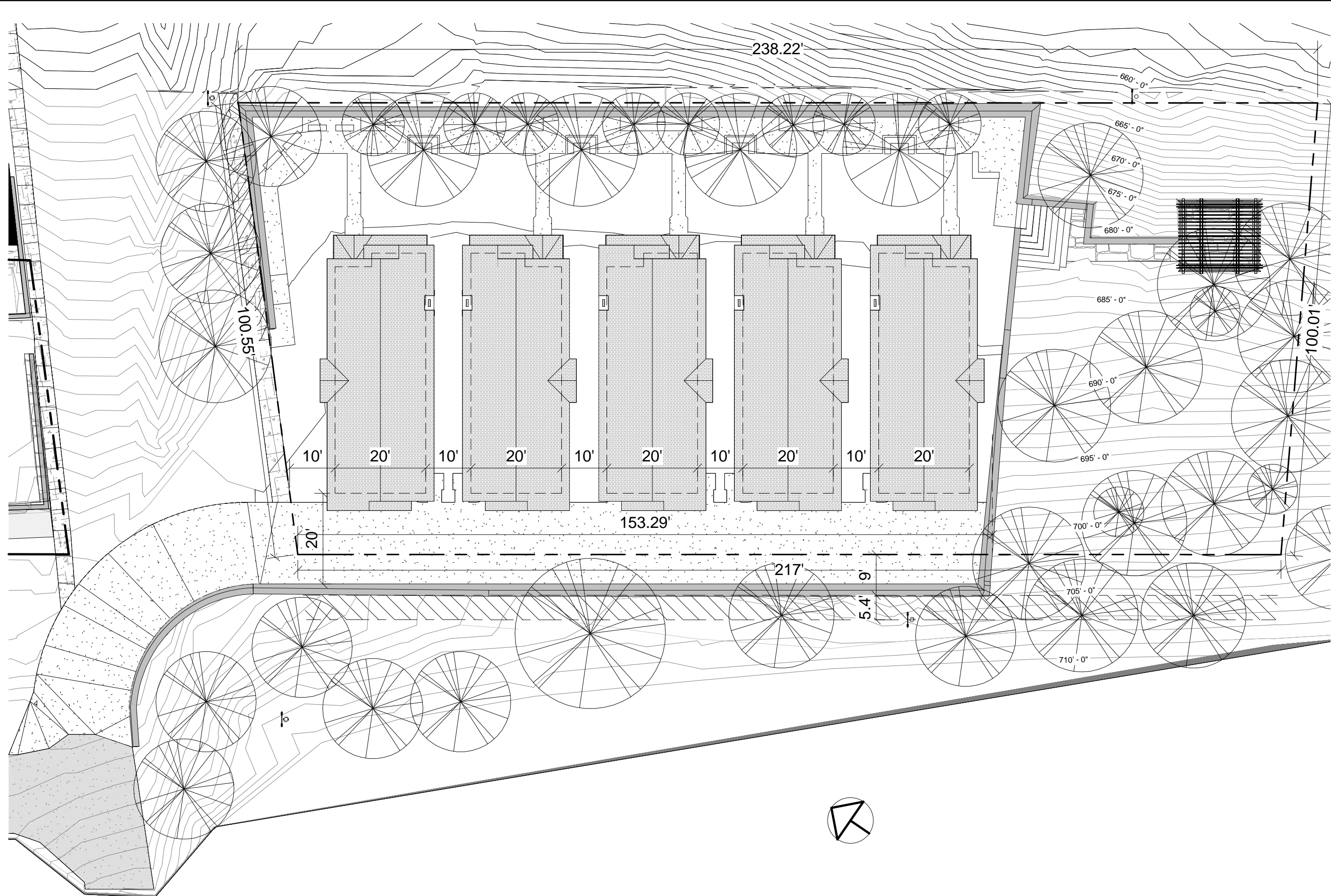
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201 HIGH STREET, GALENA, ILLINOIS

Project Name

Date 3/20/2024 10:00:04 AM  
Issue Date  
Existing Site Plan

Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Date	No.	Desc.

**A1.0**



1 Concept Site Plan "A"  
1" = 20'-0"

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Owner

201 HIGH STREET, GALENA, ILLINOIS

Project Name

3/20/2024 10:00:06 AM

Conceptual Site Plan  
SCHEME "A"

Date	Issue Date

Drawn by	Author

Checked by	Checker

Date	No.	Desc.

**A1.1**



1 SW Perspective - Street

**PAUL R. ORZESKE ARCHITECTS**

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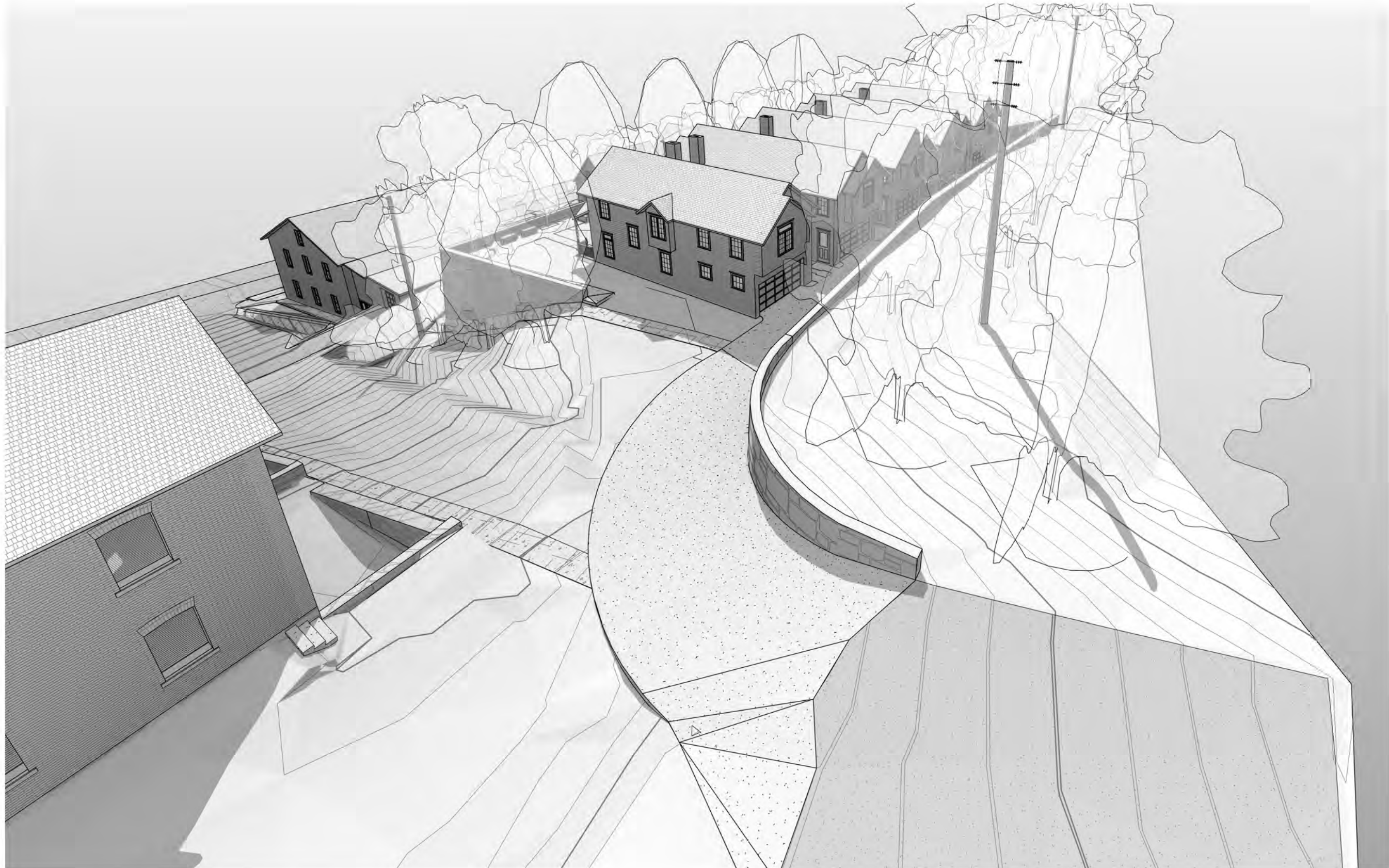
Owner  
201 HIGH STREET, GALENA, ILLINOIS

Project Name

3/20/2024 10:00:31 AM  
Perspectives - Entry

Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Date	No.	Desc.

**A2.0**



① SW Perspective

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Owner

201 HIGH STREET, GALENA, ILLINOIS

Project Name

3/20/2024 10:00:58 AM

Perspective - SW

Date Issue Date

Drawn by Author

Checked by Checker

Date	No.	Desc.

**A2.1**



1 NW Perspective

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Owner  
201 HIGH STREET, GALENA, ILLINOIS

Project Name

3/20/2024 10:01:24 AM  
Perspective - NW

Date	No.	Desc.

Date	Issue Date
Drawn by	Author
Checked by	Checker

**A2.2**



1 North Perspective - Low

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Owner  
201 HIGH STREET, GALENA, ILLINOIS

Project Name

3/20/2024 10:01:47 AM  
Perspective - North View

Date	Issue Date
Drawn by	Author
Checked by	Checker

Date	No.	Desc.

**A2.3**





① North Perspective - High

**PAUL R. ORZESKE ARCHITECTS**

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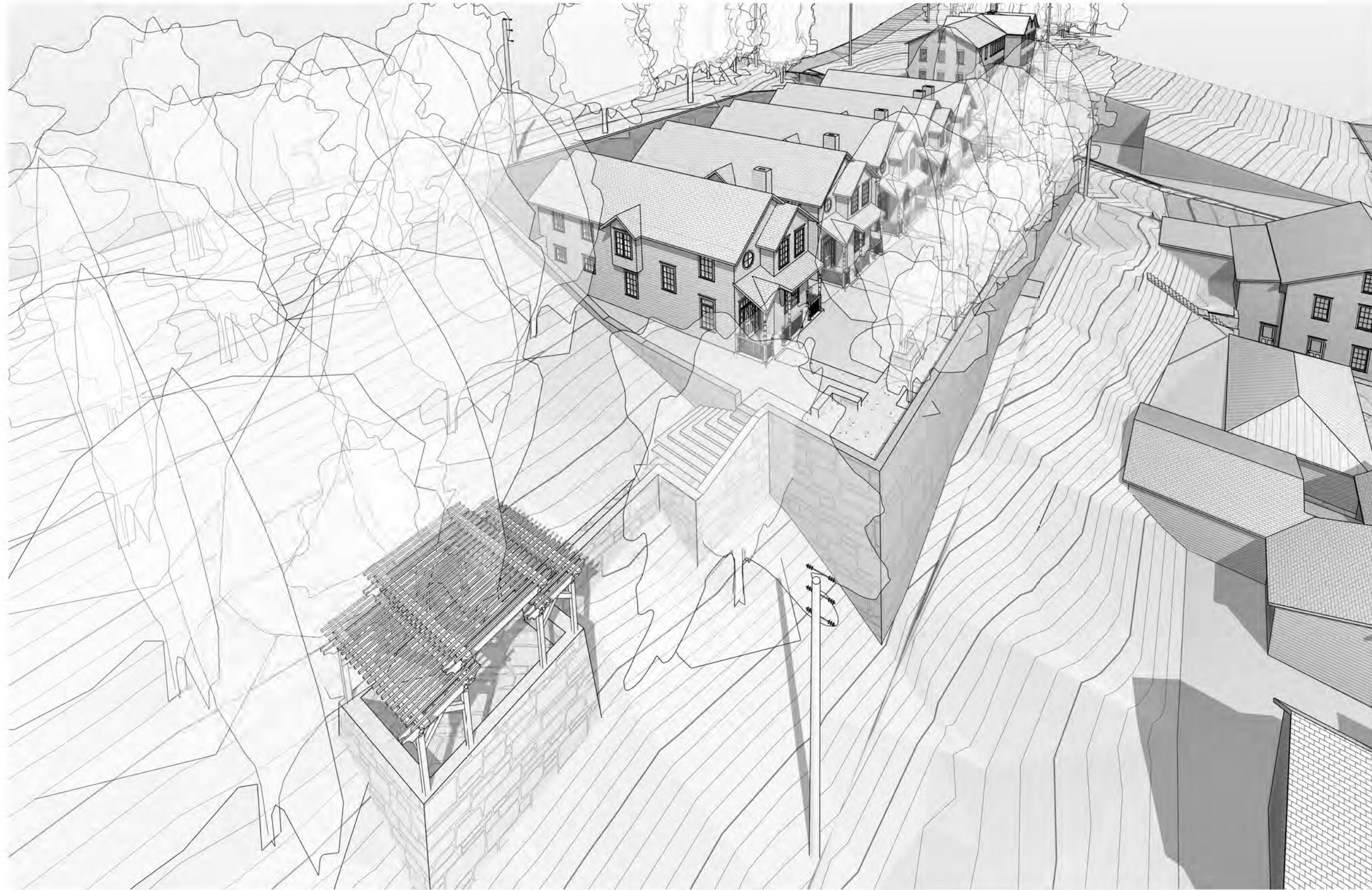
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201 HIGH STREET, GALENA, ILLINOIS

Project Name

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Perspective - North Aerial View

Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Date	No.	Desc.

**A2.4**



1 NE Perspective

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Owner

201 HIGH STREET, GALENA, ILLINOIS

Project Name

3/20/2024 10:02:38 AM

Perspective - NE

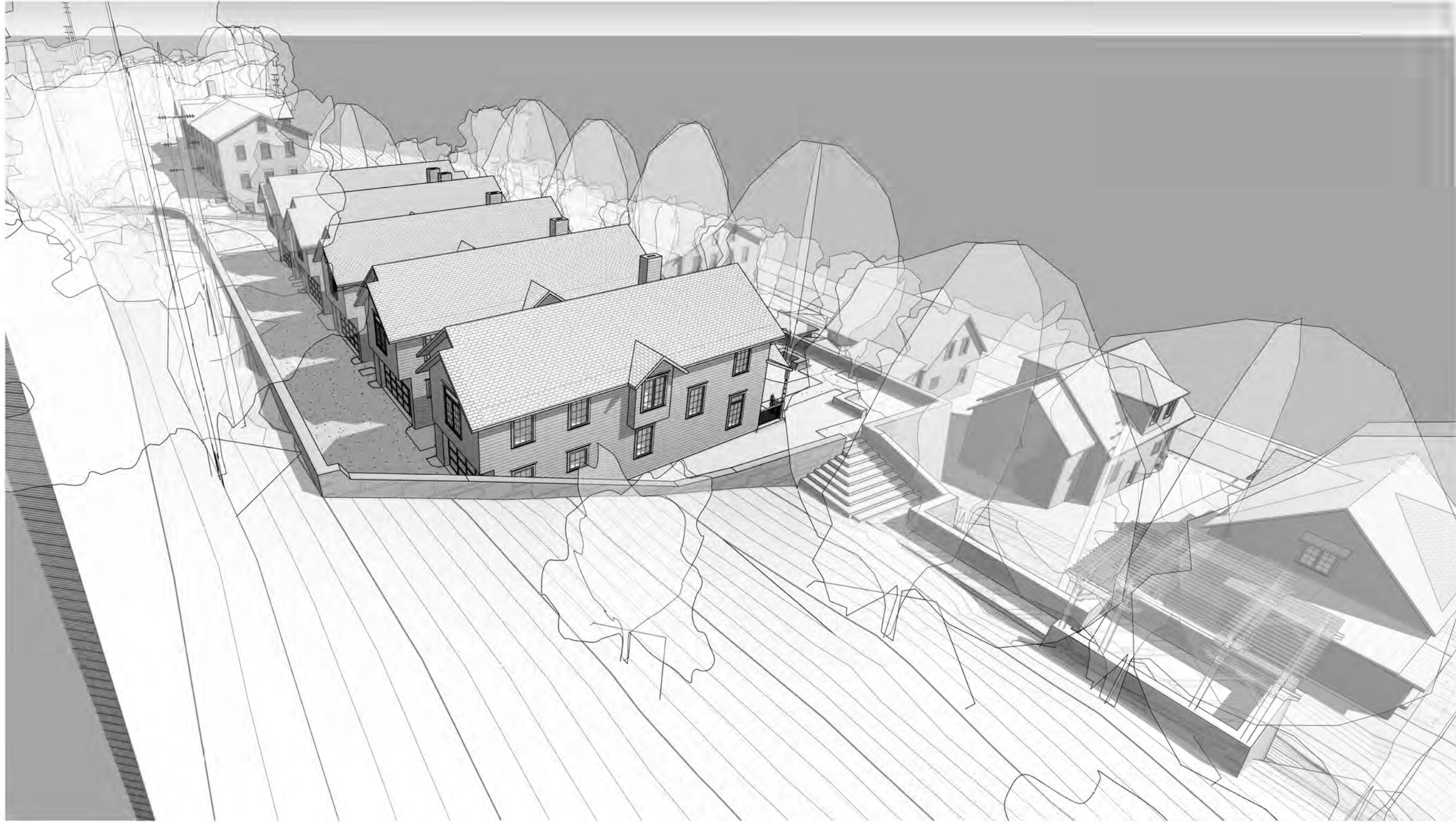
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Drawn by Author

Checked by Checker

Date	No.	Desc.

**A2.5**



① SE Perspective

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Owner  
201 HIGH STREET, GALENA, ILLINOIS

Project Name

3/20/2024 10:03:04 AM  
Perspective - SE

Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Date	No.	Desc.

**A2.6**



① High St. & Franklin St. Perspective

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Owner  
201 HIGH STREET, GALENA, ILLINOIS

Project Name

3/20/2024 10:03:24 AM

Perspective - High and Franklin Streets

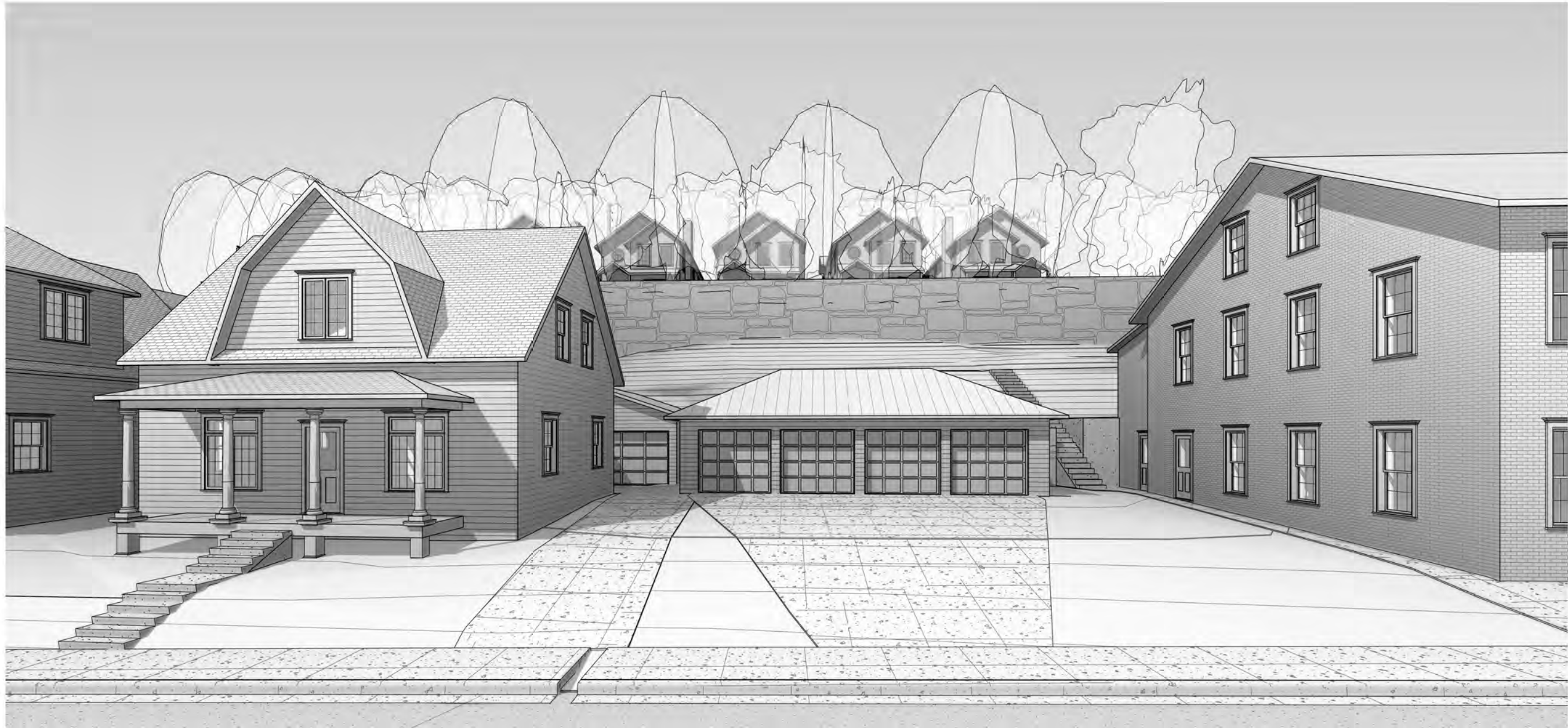
Date Issue Date

Drawn by Author

Checked by Checker

Date	No.	Desc.

**A2.7**



① Franklin Street View

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Owner  
201 HIGH STREET, GALENA, ILLINOIS

Project Name

3/20/2024 10:03:42 AM

Perspective - Franklin Street View

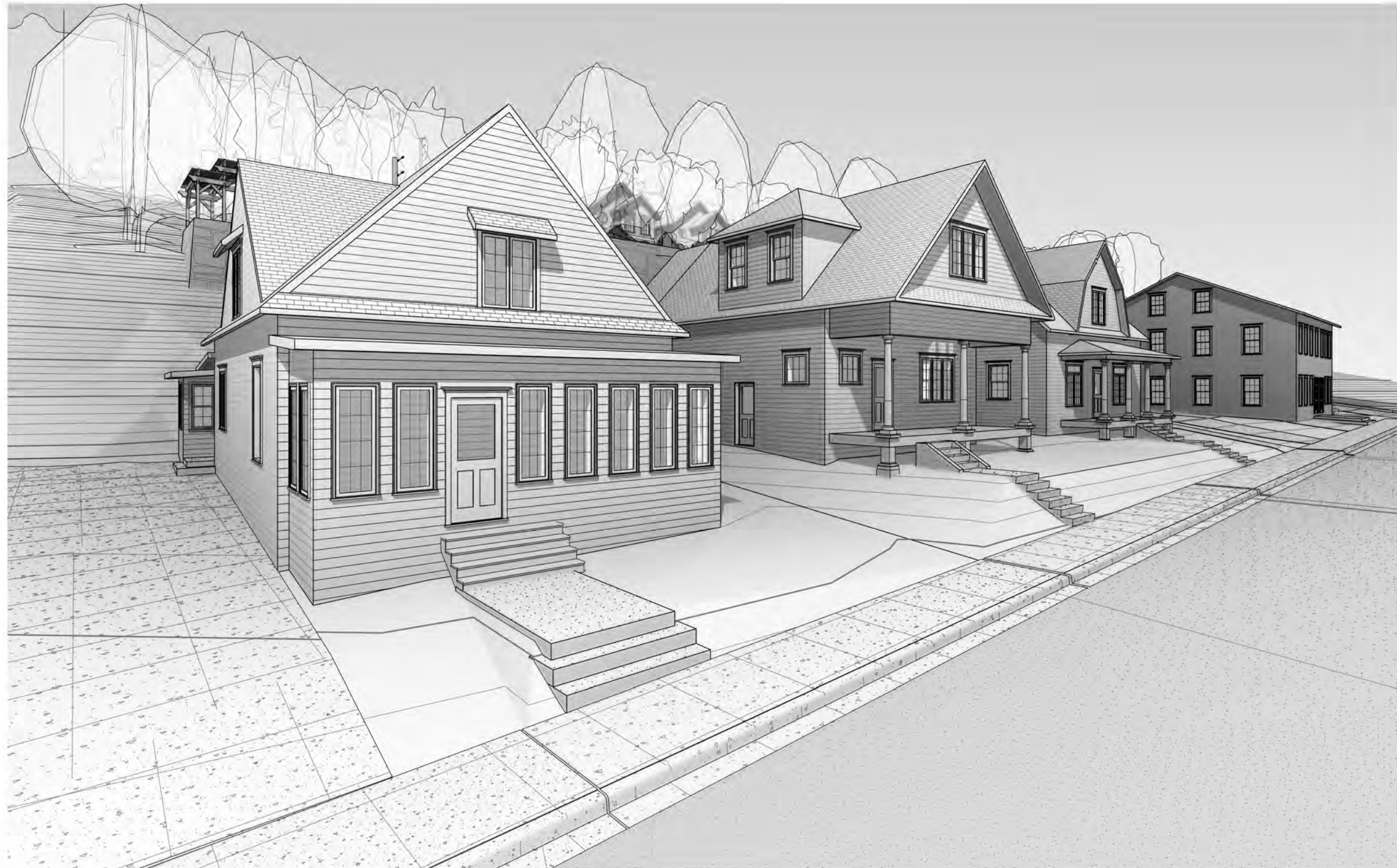
Date Issue Date

Drawn by Author

Checked by Checker

Date	No.	Desc.

**A2.8**



① Franklin St. from the Northeast

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Owner

201 HIGH STREET, GALENA, ILLINOIS

Project Name

3/20/2024 10:04:04 AM

Perspective - Franklin Street View From the Northeast

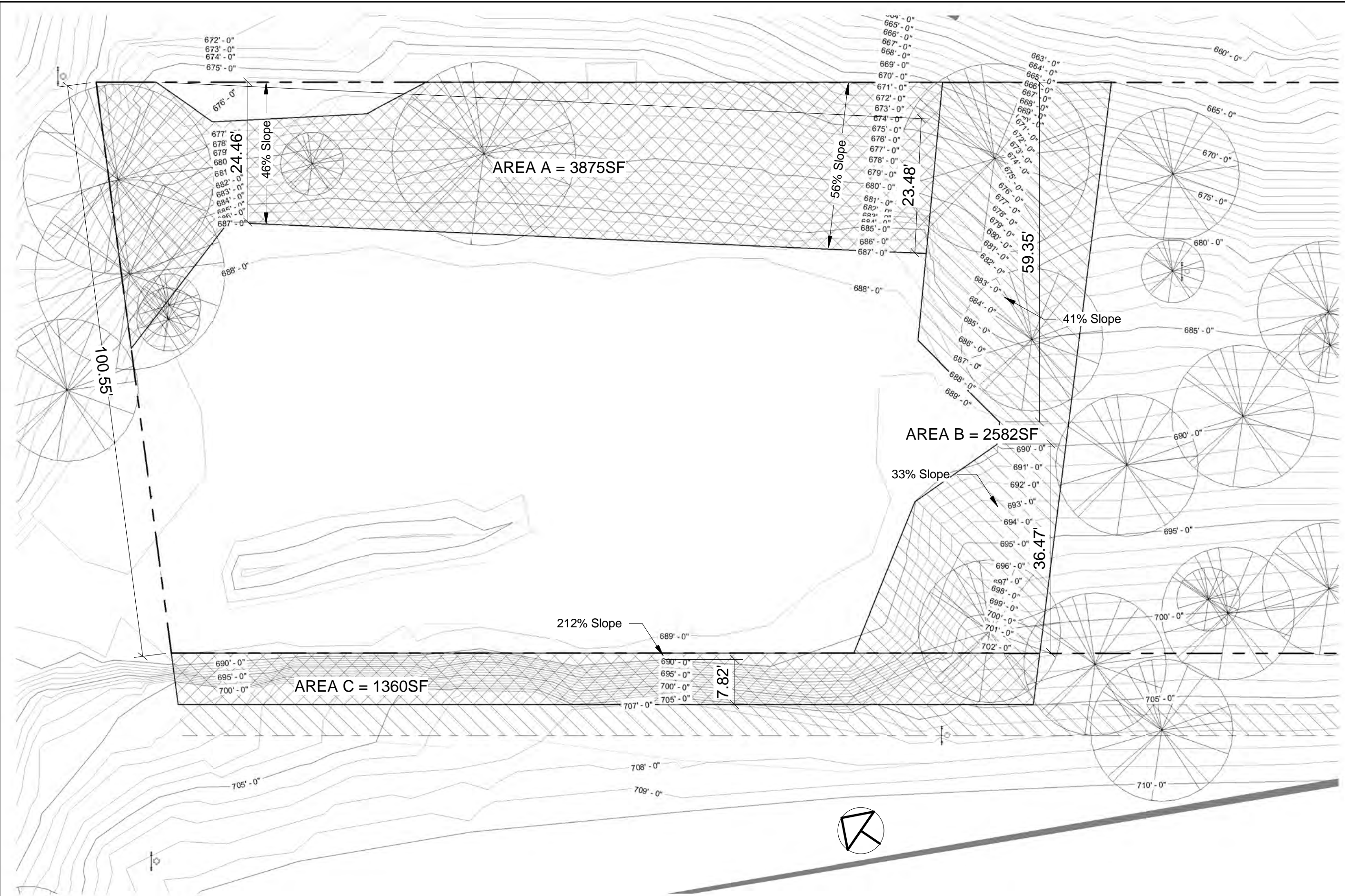
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Drawn by Author

Checked by Checker

Date	No.	Desc.

**A2.9**



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Owner  
 201 HIGH STREET, GALENA, ILLINOIS  
 Project Name

3/16/2024 2:05:04 PM  
 Conceptual Site Plan  
 SCHEME "A"  
 Topography Analysis

Date	No.	Desc.

**A1.2**