



TO: Galesburg Overall Code Review Commission

FROM: Eric Heiden, Code Compliance Supervisor

DATE: April 30, 2025

SUBJECT: Overall Code Review Commission Meeting

A meeting of the Overall Code Review Commission will be held on **Thursday, May 8th, at 5:30p.m.** in the Curtis H. Erickson Conference Room of the Galesburg City Hall, 55 West Tompkins Street.

AGENDA

Approve	Minutes of the July 11, 2024 meeting.
Update	Past Overall Code Review Commission items.
Receive	General Citizen Comments

OC-25-0501	Public Hearing	Variance request of Section R312.1.1 of the 2021 International Residential Code in regards to guards at open sided walking surfaces
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COMMISSION MEMBERS PLEASE NOTIFY MY OFFICE IF YOU ARE UNABLE TO ATTEND THE MEETING AT 345-3619, OR FAX AT 345-5704, OR E-MAIL AT ehelden@ci.galesburg.il.us

cc:	Mayor	Council Members (7)
	City Manager	File Copy
	Director of Community Development	
	City Clerk	
	Electrical Inspector	
	Plumbing Inspector	
	Randy Hovind, GFD Fire Chief/Fire Marshall.	
	News Media (7)	
	Deronte Davis , Building and Grounds	

MINUTES
OVERALL CODE REVIEW COMMISSION MEETING
ERICKSON CONFERENCE ROOM
Thursday, July 11, 2024 at 5:30 p.m.

MEMBERS PRESENT: Dale Sugden, Jay Feely, Mike Groom, Jeremy Schultz, Ken Swanson, Cody Basham, 6
MEMBERS ABSENT: Brian Benbow, 1
OTHERS PRESENT: Eric Heiden (Code compliance Supervisor), Rory Speidel (Building Inspector), John Seitz (Deputy Fire Chief), Tania Gibbs (Owner), Wayland Cunningham (Owner)

Vice Chairmen Feely called the meeting to order at 530 P.M.

Mr. Heiden took Roll Call, Declared quorum present.

Approve Minutes of the May 9, 2024 meeting
Member Swanson moved to approve the minutes, seconded by Member Schultz

Minutes were approved by voice vote.
All Aye

OC-24-0701 Variance Request of section 903.2.1.2 of the 2021 International Fire Code and the 2021 International Building Code in regard to the sprinkler requirements in an A-2 Occupancy.

Ms. Gibbs stated that they bought the building with the intent to have a large venue. She stated they were never told they would need sprinklers.

Mr. Cunningham stated it was part of a business plan that was submitted to the city which stated they planned to use the space as a venue.

Mr. Heiden countered that the business plan that inspectors had stated the room would continue to be rented to a gymnastics group for income.

Inspector Speidel spoke to the building not undergoing any structural changes since it was last used as a banquet hall.

Deputy Chief Seitz concurred that the building would not require sprinklers now if it had never been rented to the gymnastics group.

Member Sugden asked what the difference in this case and the previous variance case was.

Mr. Heiden stated that the previous building had been completely gutted.

Seeing no further questions Member Schultz made a motion to approve the variance seconded by Member Swanson.

Roll Call #1

Aye: Swanson, Feely, Groom, Schultz, Sugden, Basham, 6

Nays: None.

Abstentions: None.

Vice Chairmen Feely declared the motion approved

Being no further business Member Feely made a motion seconded by Member Swanson to adjourn. The meeting adjourned at 5:49 pm.

Eric Heiden
Acting Executive Secretary



TO: Overall Code Review Commission

FROM: Eric Heiden, Code Compliance Supervisor

DATE: May 8, 2025

SUBJECT: OC-25-0501

The property is located at 581 N Chambers and is requesting a variance of the 2021 International Residential Code section R312.1.1.

The property is part of the Galesburg Historic District. The owners are also working with the Landmark Commission to preserve the original look of the property.

Section R312.1.1 of the 2021 International Residential Code states that when an open sided walking surface is greater than 30” from grade then a guard must be put in place that is at least 36” in height.

The current railing is 22” in height. The owners are requesting a variance to allow them to keep the railing at 22” to maintain the historic appearance of the property.

A copy of the code section that the petitioner is requesting a variance of is attached for your review.

VARIANCE APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

N/A

PETITIONER INFORMATION:

Gary Taylor &
Angela Taylor

Primary contact name

Mailing address

City, State, Zip

581 N. Chambers St. Galesburg, IL 61401

309-337-8134

Phone

Fax

Email

309-221-8070

angietaylor49@yahoo.com

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Applicant				
Owner(s)	Gary Taylor, owner,		581 N. Chambers St. Galesburg, IL 61401	309-221-8070
Developer(s)	—			
Engineer	—			
Surveyor				
Agent/Attorney				

SITE INFORMATION:

0.30	581 N. Chambers St., Galesburg	99-11-305-002
Acres	Site address or location	Property Identification Number (PIN)

WHAT SPECIFIC ORDINANCE SECTION(S) ARE YOU REQUESTING A VARIANCE:

Section 150.015 of the City of Galesburg Code (adopts
the International Residential Code)

ZONING INFORMATION:

R-3A

Current Zoning

residential

Existing Land Use

EXPLAIN THE REASON FOR THE VARIANCE REQUEST:

Front porch is deteriorating; will be working with Landmark Commission and contractor to repair porch but keeping in line with historical features - railing will need to remain same height in order to maintain ^{mostly} original appearance. (See attached photos, GIS map, ~~Quit Claim Deed.~~)

Description why the applicant is not able to comply with the code requirement.

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signer invites City representatives to make all reasonable inspections, investigations, and pictures of the subject property during the processing period of the application. I agree to pay all fees consistent with the City payment policies and comply with City codes. I understand these fees will include publication and processing expenses and are non-refundable.

I understand that all correspondence from the City staff will be directed to the Primary Contact. It will be the Primary Contact's responsibility to inform all other interested parties of any correspondence and the status of the application.

Angela L. Taylor

Signature of owner or authorized agent

4/23/2025

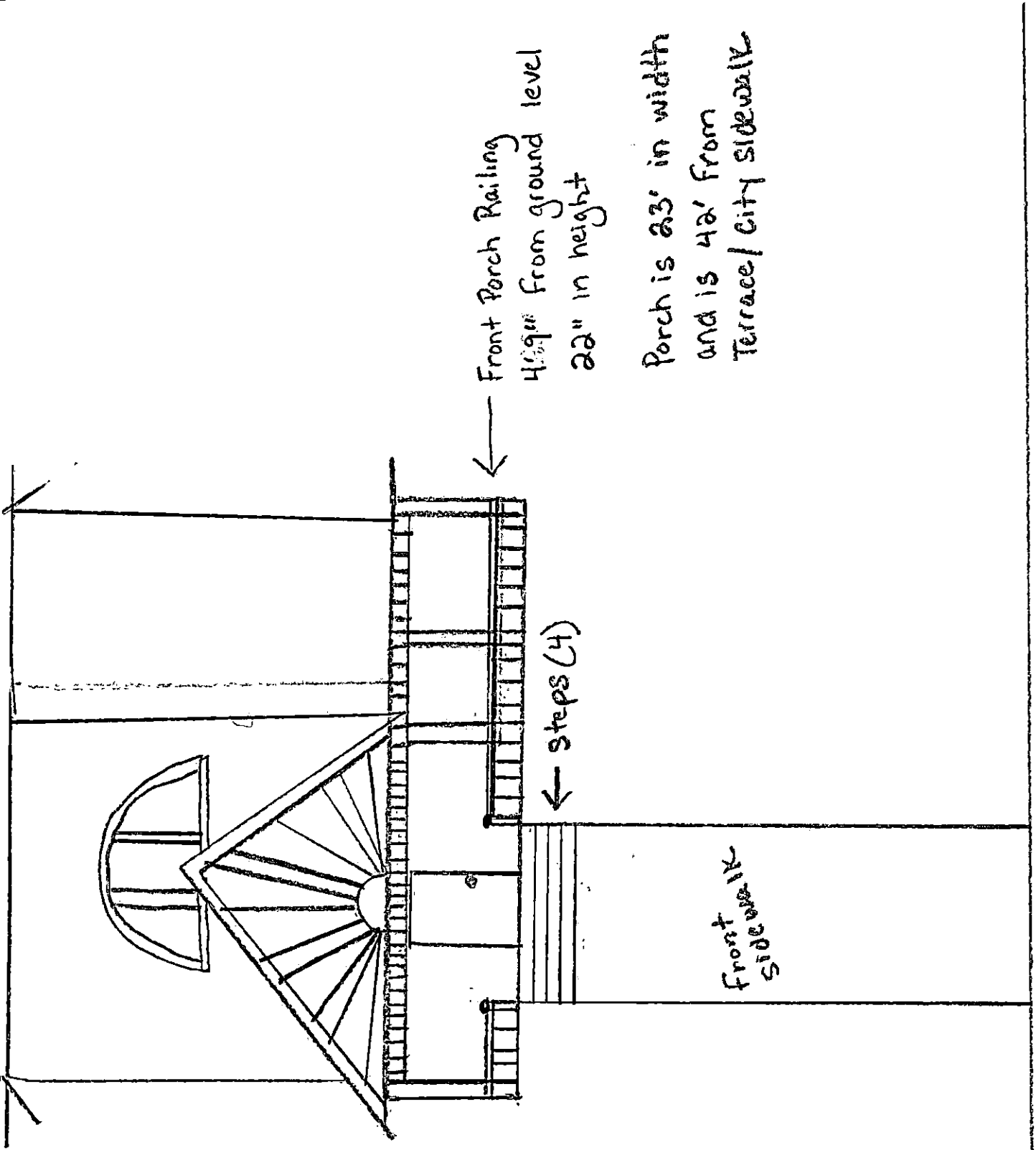
Date

Angie Taylor 4/23/25

CHECKLIST OF REQUIRED VARIANCE APPLICATION ITEMS:

- ☒ A completed variance application form.
- ☒ Payment of a \$100 non-refundable filing fee. Checks should be made payable to "City of Galesburg".
- ☒ An electronic copy of the site plan addressing all required items as listed in subsection 152.134 C of the Development Ordinance. In general, subsection 152.134 C seeks to preserve existing trees, minimize cut and fill, avoid unnecessary impervious cover, prevent flooding and pollution, provide adequate access to lots and sites and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties.
- ☒ Authorized Signature Acknowledgement. If the owner(s) of the property in question will not be the primary contact or is not the applicant, then an acknowledgement must be signed by the property owner(s) designating an authorized agent for the petition. It shall state the authorized agent has the authority to deal with the property in all aspects with regards to the petition.
- ☒ Attachments such as building layouts or elevations, etc. depicting compliance with the standards for granting variances are recommended in order to provide accurate and sufficient information for consideration by the Development Review Committee and Planning and Zoning Commission.

- ☒ The petitioner(s) or authorized agent must be present at the Planning and Zoning Commission meeting to address any questions that may arise.



581 N. Chambers St. Site Map

Terrace/city sidewalk

Chambers St.





R311.7.11.2 Handrails of alternating tread devices. *Handrails* shall be provided on both sides of alternating tread devices and shall comply with Sections R311.7.8.2 through R311.7.8.6. *Handrail* height shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).

R311.7.12 Ship's ladders. Ship's ladders shall not be used as an element of a means of egress. Ship's ladders shall be permitted provided that a required means of egress *stairway* or *ramp* serves the same space at each adjoining level or where a means of egress is not required. The clear width at and below the *handrails* shall be not less than 20 inches (508 mm).

Exception: Ship's ladders are allowed to be used as an element of a means of egress for lofts, *mezzanines* and similar areas of 200 gross square feet (18.6 m²) or less that do not provide exclusive access to a kitchen or bathroom.

R311.7.12.1 Treads of ship's ladders. Treads shall have a depth of not less than 5 inches (127 mm). The tread shall be projected such that the total of the tread depth plus the *nosing* projection is not less than 8½ inches (216 mm). The *riser* height shall be not more than 9½ inches (241 mm).

R311.7.12.2 Handrails of ship's ladders. *Handrails* shall be provided on both sides of ship's ladders and shall comply with Sections R311.7.8.2 through R311.7.8.6. *Handrail* height shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).

R311.8 Ramps. Where required by this code or provided, *ramps* shall comply with this section.

Exception: Ramps not within or serving a building, porch or deck.

R311.8.1 Maximum slope. *Ramps* serving the egress door required by Section R311.2 shall have a slope of not more than 1 unit vertical in 12 units horizontal (8.3-percent slope).

Other *ramps* shall have a maximum slope of 1 unit vertical in 8 units horizontal (12.5 percent).

Exception: Where it is technically infeasible to comply because of site constraints, *ramps* shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5 percent).

R311.8.2 Landings required. There shall be a floor or landing at the top and bottom of each *ramp*, where doors open onto *ramps*, and where *ramps* change directions. The width of the landing perpendicular to the *ramp* slope shall be not less than the width of the *ramp*. The depth of the landing in the direction of the ramp slope shall be not less than 36 inches (914 mm).

R311.8.3 Handrails required. *Handrails* shall be provided on not less than one side of *ramps* exceeding a slope of 1 unit vertical in 12 units horizontal (8.33-percent slope).

R311.8.3.1 Height. *Handrail* height, measured above the finished surface of the *ramp* slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.8.3.2 Grip size. *Handrails* on *ramps* shall comply with Section R311.7.8.5.

R311.8.3.3 Continuity. *Handrails* where required on *ramps* shall be continuous for the full length of the *ramp*. *Handrail* ends shall be returned or shall terminate in newel posts or safety terminals. *Handrails* adjacent to a wall shall have a space of not less than 1½ inches (38 mm) between the wall and the *handrails*.

SECTION R312

GUARDS AND WINDOW FALL PROTECTION

R312.1 Guards. *Guards* shall be provided in accordance with Sections R312.1.1 through R312.1.4.

R312.1.1 Where required. *Guards* shall be provided for those portions of open-sided walking surfaces, including floors, stairs, *ramps* and landings that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.

R312.1.2 Height. Required *guards* at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the *nosings*.

Exceptions:

1. *Guards* on the open sides of stairs shall have a height of not less than 34 inches (864 mm) measured vertically from a line connecting the *nosings*.
2. Where the top of the *guard* serves as a *handrail* on the open sides of stairs, the top of the *guard* shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the *nosings*.

R312.1.3 Opening limitations. Required *guards* shall not have openings from the walking surface to the required *guard* height that allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

1. The triangular openings at the open side of *stair*, formed by the *riser*, tread and bottom rail of a *guard*, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
2. *Guards* on the open side of stairs shall not have openings that allow passage of a sphere 4¾ inches (111 mm) in diameter.

R312.1.4 Exterior plastic composite guards. *Plastic composite* exterior *guards* shall comply with the requirements of Section R317.4.