

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
55 W TOMPKINS ST, GALESBURG, IL
Tuesday, April 25, 2023 at 5:30 p.m.

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Mark Lee, Steve McKelvie, Neil Thomas, 5.
MEMBERS ABSENT: Ardennia Leahy, Carla Markwart, David Uhlmann, 3.
OTHERS PRESENT: Stephen Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

Approve Minutes of the January 10, 2023 meeting
Member Thomas moved to approve the minutes, seconded by Member Lee.

Minutes were approved by voice vote.

Receive Citizen Comment
None Received.

PZ-23-0401 Public Hearing Amendment to Preannexation Agreement to modify access from N Seminary and Zoning Districts, located at property in the 2000 block of N Seminary St.

The applicant, Graham Medical Group, was present. Bob Senneff, President & CEO, Jake Green, Sr Director of Business Development and Val Ramirez, Project Manager for PJ Hoerr.

Mr Senneff stated the project will include an approximate 13,000 sq ft out-patient facility with about a \$6 million dollar investment, they will have 5 providers each day and 9 to 10 specialists, they will see 100-120 patients per day, they will not be open weekends or at night.

Ken Springer, Knox County Area Partnership, stated his organizations support for the development and that healthcare access is a quality of life issue for the community.

Steve Cheesman, stated he attended the neighborhood meeting Graham held and felt they addressed the questions and concerns of the residents and was supportive of the project.

Naomi Law, stated there was a concern from neighbors about being able to exit from Circle Dr onto N Seminary St due to increased traffic. Also a concern about people accidentally going into the residential subdivision and driving fast through their neighborhood.

Member Lee suggested the City consider the installation of a No Outlet sign at Circle Dr if there is not one there already.

Val Ramirez stated he was on the Planning and Zoning Commission in his community when Graham proposed to build a clinic adjacent to a residential area. They also held a meeting with neighbors and addressed concerns and landscaping just as they are doing in Galesburg.

Brenda Patterson stated she is concerned about drainage. Currently a lot of water drains off the field onto her property. It was explained the drainage from the development will be directed to the retention pond and the raised dirt currently on the site will be lowered, these actions will reduce the drainage from the field that goes toward her property.

Naomi Law mentioned it was quite traumatic for many in Galesburg when Cottage closed wondering where they were going to go and commends Graham for bringing their services to Galesburg.

The Commission members considered the following items:

- The Development Review Committee reviewed the proposed Amendment to the Preannexation Agreement at their April 5, 2023 meeting and recommended approval.

Member McKelvie moved, seconded by Member Thomas to recommend approval of the amendments to the Preannexation Agreement.

Roll Call #1

Ayes: Johnson, Lee, McKelvie, Thomas, 4.

Nays: None.

Abstentions: Cochrane, 1.

Absent: Leahy, Markwart, Uhlmann, 3.

Chairperson declared the motion approved.

PZ-23-0402 Public Hearing Zoning Amendment of approximately the south 360 feet of Lot 4 of the Benny Schachtrup Subdivision Phase II, from Single Family (R1C) to Institutional (I).

The applicant, Graham Medical Group, was present.

Mr Senneff stated that since they opened at their other facility in Galesburg they have had 3,850 citizens and 7,100 visits.

Cathy Woodward asks if the commercial zoning would be adjacent to their residential area. It was explained they are seeking an Institutional Zoning, which is typically what other clinics, hospitals, government buildings and parks are zoned.

The Commission members considered the following items:

- Proposed amendment is consistent with the 2019 Comprehensive Plan which shows this area to be Regional Commercial
- The city and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;
- The Development Review Committee reviewed the proposed Zoning Amendment at their April 5, 2023 meeting and recommended approval.

Member Thomas moved, seconded by Member McKelvie to recommend approval of the Zoning Amendment.

Roll Call #2

Ayes: Cochrane, Johnson, Lee, McKelvie, Thomas, 5.

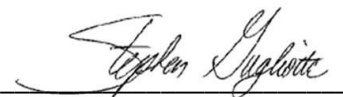
Nays: None.

Abstentions: None.

Absent: Leahy, Markwart, Uhlmann, 3.

Chairperson declared the motion approved.

There being no further business, the meeting adjourned at 6:05 p.m.



Steve Gugliotta, Director of Community Development