

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
55 W TOMPKINS ST, GALESBURG, IL
Tuesday, September 19, 2023 at 5:30 p.m.

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Mark Lee, Carla Markwart, Steve McKelvie, David Uhlmann, 6.
MEMBERS ABSENT: Ardennia Leahy, Neil Thomas, 2.
OTHERS PRESENT: Jason Jording – City Attorney and Stephen Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

Approve Minutes of the August 22, 2023 meeting
Member McKelvie moved to approve the minutes, seconded by Member Lee.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Variance to allow gravel on a service drive to solar array at Business Park was approved.

Receive Citizen Comment
None Received.

PZ-23-0901 Public Hearing Variance of Section 152.231 (A) (1) to allow two On-premise free-standing (pole, pylon, ground or monument) signs on the lot, located at 120 N Kellogg St, PIN 99-10-482-023.

The applicant, Rob Lillicrap, Quad City Custom Signs was present.

The Commission members considered the following items:

- The sign will not be illuminated;
- The granting of the requested variance would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- The granting of the variance would not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values within the adjacent area;
- The Development Review Committee reviewed the proposed variance at their September 6, 2023 meeting and recommend approval.

Member McKelvie moved, seconded by Member Cochrane to approve of the variance.

Roll Call #1

Ayes: Cochrane, Lee, Markwart, McKelvie, Uhlmann, 5.
Nays: None.
Abstentions: Johnson, 1.

Chairperson declared the motion approved.

PZ-23-0902 Public Hearing Variance of Section 152.067 (F) (2) to reduce a required side yard setback from 10 feet to 7 feet to allow for the construction of an accessory garage, located at 1764 Bluebird Dr, PIN 99-01-305-010.

The applicant, Kevin Kniker, was present.

The Commission members considered the following items:

- That the variance, if granted, will not alter the essential character of the neighborhood.
- That the purpose of the variance is not based exclusively upon a desire to make more money out of the property;
- That the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
- That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.
- The Development Review Committee reviewed the proposed variance at their September 6, 2023 meeting and recommend approval.

Member Lee moved, seconded by Member Uhlmann to approve of the variance.

Roll Call #2

Ayes: Cochrane, Johnson, Lee, Markwart, McKelvie, Uhlmann, 6.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

PZ-23-0903 Public Hearing Variance of Section 152.111 (B) to allow an accessory garage to be 2,520 sq ft instead of 2,000 and a variance of 152.111 (B) (8) (f) to allow 5 accessory buildings instead of 3 and a variance of 152.111 (B) to allow an accessory building to be 20 feet in height (mean height level between eaves and ridge) instead of 18 feet, located at 2149 N Broad St, PIN 99-03-202-015.

The applicant, Gregory Norris, was present.

The Commission members considered the following items:

- Owner of the two properties to the north, adjacent property to the south and property across the street all submitted letters with no objections to the proposed project.
- That the variance, if granted, will not alter the essential character of the neighborhood.
- That the purpose of the variance is not based exclusively upon a desire to make more money out of the property;
- That the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
- That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

- The Development Review Committee reviewed the proposed variance at their September 6, 2023 meeting and recommend approval.

Member Lee moved, seconded by Member Markwart to approve of the variance.

Roll Call #3

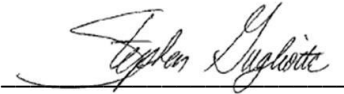
Ayes: Cochrane, Johnson, Lee, Markwart, McKelvie, Uhlmann, 6.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

There being no further business, the meeting adjourned at 5:36 p.m.

A handwritten signature in black ink, appearing to read "Steve Gugliotta", written over a horizontal line.

Steve Gugliotta, Director of Community Development