

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
55 W TOMPKINS ST, GALESBURG, IL
Tuesday, October 24, 2023 at 5:30 p.m.

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Carla Markwart, Steve McKelvie, Neil Thomas, 5.
MEMBERS ABSENT: Ardennia Leahy, Mark Lee, David Uhlmann, 3.
OTHERS PRESENT: Jason Jording – City Attorney, Michael Doi, Director of Public Works and Steve Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

Approve Minutes of the September 19, 2023 meeting

Member Johnson mentioned that on item PZ-23-0901 he abstained, but the minutes show he voted no.

Member McKelvie moved to approve the minutes with the above mentioned correction, seconded by Member Markwart.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- 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 was approved and a Sign Permit was issued.
- 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 was approved and a Building Permit was issued.
- 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, was approved and a Building Permit was issued.

Receive Citizen Comment

None Received.

PZ-23-1001 Public Hearing Minor Plat, Greenspace Subdivision, located at 905 Maple Ave, PIN 99-10-126-030.

The applicant, City of Galesburg, was present.

Linda Kidder, 1055 Maple Ave, was sworn in by the Chairperson. Ms. Kidder mentioned she lives adjacent to this property on the north end and mentioned that she was concerned about a park being open until 2 am; users of the green space driving and parking vehicles on the grass; damage of the chain link fence on the north end that has been like that for some time; rotting stumps from trees she had taken down on her property; and wanted to confirm the grass area will remain green space.

Gugliotta responded that parks are typically dawn to dusk; he would let the Park & Recreation Department know about the damaged fence and vehicles on the grass and that at this time the intent is to keep the area as open green space.

Tom Simkins, 767 N Academy St, was sworn in by the Chairperson. Mr. Simkins mentioned there is a city warning siren on the proposed Lot 2 that is proposed to be sold and wondered if the siren would be relocated.

Gugliotta stated he would pass along the comment to the Galesburg Fire Chief.

Amy Smith, 948 N Academy St, was sworn in by the Chairperson. Ms. Smith stated there was a stake with a pink flag located toward the rear of her property and the location would indicate the property line is much further south than she thought. In fact, the property line would actually run through 4 to 6 feet of her garage and also mean the fence on the north side of her property is in the right-of-way.

Gugliotta stated the subdivision plat was done by a licensed surveyor and is accurate. What is before the Planning and Zoning Commission tonight is to vote on whether or not they recommend approval. City staff can look at the situation with the garage and fence after the meeting and determine what needs to be done as a separate issue from the subdivision.

Member McKelvie questioned whether there would still be access to Lot 2 after the subdivision and if Lot 2 is sold to someone else.

Gugliotta stated the subdivision plat has an ingress/egress easement written directly on the plat that would allow access across what would be a city parking lot to access the parking lot and drive of Lot 2.

The Commission members considered the following items:

- The subdivision is in compliance with the Development Ordinance.
- The Development Review Committee reviewed the proposed Minor Plat at their October 4, 2023 meeting and recommended approval.

Member Thomas moved, seconded by Member Markwart to recommend approval of the Minor Plat.

Roll Call #1

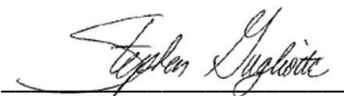
Ayes: Cochrane, Johnson, Markwart, McKelvie, Thomas, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

There being no further business, the meeting adjourned at 6:00 p.m.



Steve Gugliotta, Director of Community Development