

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

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

Chairman declared quorum present.

Approve Minutes of the October 24, 2023 meeting

Member Thomas moved to approve the minutes, seconded by Member McKelvie.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Minor Plat, Greenspace Subdivision, located at 905 Maple Ave. This two-lot subdivision was approved and has been recorded with the County.

Receive Citizen Comment
None Received.

PZ-23-1201 Public Hearing Fence Variance, located at 377 Lincoln St, PIN 99-11-332-001.

The applicant, Blake Jones, was not present. There is railroad to the north and west. The angle of the road and being chain link there is likely no obstruction of view by motorists.

The Commission members considered the following items:

- That the variance, if granted, will not alter the essential character of the neighborhood.
- 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 variance request at their December 6, 2023 meeting and recommended approval.

Member Lee moved, seconded by Member Cochrane to approve the variance.

Roll Call #1

Ayes: Cochrane, Johnson, Lee, McKelvie, Thomas, Uhlmann, 6.
Nays: None.
Abstentions: None.

Chairperson declared the motion approved.

The applicant, Danny Marler of Robinson Outdoor, LLC, was present.

Danny Marler was sworn in by the Chairperson.

Mr Marler explained that the signs are all tied to the National Emergency Alert Center and if an emergency alert is issued the sign will automatically swap out the ad for the emergency alert. The reason they want the 24/7 illumination is because the signs basically computers, so if they have to shut them down between 10pm and 6am there is no way for an emergency alert to be displayed. Also, it would take some time to reboot so the sign does display and would only delay an emergency alert from being displayed. So there request for 24/7 illumination was because they need them to stay on all the time to effectively display emergency alerts, not just to only show emergency alerts during certain hours.

The sign is leased up with advertising space about 80-85% of the time, the other 15-20% is offered to the city to use for free for community messages, such as; missing persons, wanted fugitives, replace smoke detector reminders, tourism events, etc.

Three sign faces are necessary to property display in all traffic directions. Also, with rising costs to build these types of signs, having 3 sign faces helps to make such projects financially viable.

The Commission members considered the following items:

- 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 variance requests at their December 6, 2023 meeting and recommended approval of 3 sign faces, reduce lineal feet between off premise signs to 300 feet, max height of 25 feet and 24/7 illumination to allow for emergency alerts.

Member Thomas moved, seconded by Member McKelvie to approve 3 sign faces, reduce lineal feet between off premise signs to 300 feet, max height of 25 feet and 24/7 illumination to allow for emergency alerts.

Roll Call #2

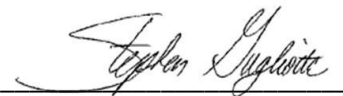
Ayes: Cochrane, Johnson, Lee, McKelvie, Thomas, Uhlmann, 6.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

There being no further business, the meeting adjourned at 5:44 p.m.



Steve Gugliotta, Director of Community Development