



Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers
City Hall, 55 W Tompkins St
June 20, 2023

REVISED A G E N D A

	Approve	Minutes of the April 25, 2023 meeting
	Update	Past Planning and Zoning Commission items
	Receive	General citizen comments
PZ-23-0601	Public Hearing	Minor Plat 2200 Henderson, LLC
PZ-23-0602	Public Hearing	Variances – Trajectory Energy Partners, 1200 block of E Fifth Street PINs 99-14-454-009 and 99-14-454-014.
PZ-23-0603	Public Hearing	Variances for sign – Open Bible Church, 521 W Losey St

COMMISSION MEMBERS: PLEASE NOTIFY ME IF YOU ARE UNABLE TO ATTEND AT 345-3619.

cc: Mayor	Alderspersons (7)
City Manager	City Attorney/Administrative Services Director
Fire Chief	Director of Public Works
Deputy City Clerk	City Engineer
Information Systems Supervisor	Executive Secretary
Construction Inspectors (3)	Buildings & Grounds
File Copy	News Media (7)

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.

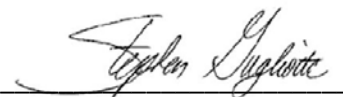
Nays: None.

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.

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

Steve Gugliotta, Director of Community Development



COMMUNITY DEVELOPMENT DEPARTMENT

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Planning and Zoning Commission Letter

June 20, 2023

AGENDA ITEM: PZ-23-0601 Minor Plat of the 2200 N Henderson LLC subdivision.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Minor Plat during their June 7, 2023 meeting and recommend approval and concur with the request to waive the installation of public sidewalk along Centel Dr and N Henderson St.

BACKGROUND: This proposed subdivision is a 2-lot subdivision of Property Identification Number 99-04-226-010, located at the north west corner of W Carl Sandburg Dr and N Henderson St. If approved, the property will be developed in two phases.

Lot 1, which is approximately 1.21 acres will be developed first. Lot 2, which is approximately 1.12 acres will be developed at a later date.

KNOX COUNTY Zoning		Land Use
North	B2, General Business	Phone company
West	CPD, Comprehensive Planned Development	Hotel
East	B2, General Business	Auto Dealer
South	CPD, Comprehensive Planned Development	Auto Dealer

It is anticipated this item will go to the City Council at their May 1st meeting for consideration.

SUPPORTING DOCUMENTS:

1. Aerial map, general location
2. Application for Minor Plat
3. Subdivision plat

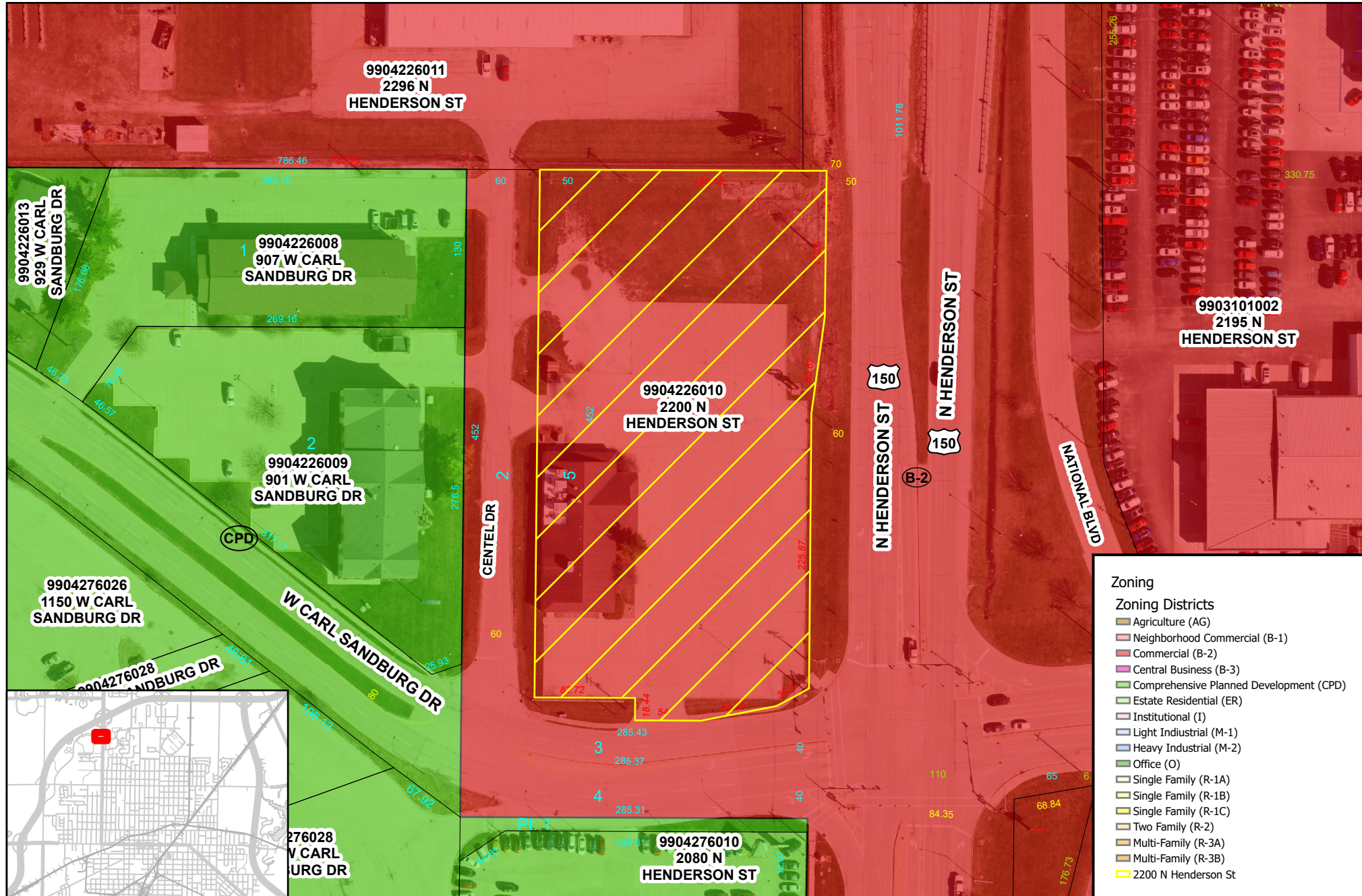
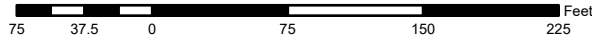
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2200 Henderson LLC

Minor Plat



February 21, 2023

SUBDIVISION PLAT APPLICATION

Subdivision Name: 2200 N Henderson, Galesburg, IL

- ☒ Minor Plat, \$150 per plat
☐ Preliminary Plat of _____ lots at \$15 per lot (minimum of \$150 per plat)
☐ Final Plat, \$150 per plat

PETITION/DEVELOPMENT NAME (if applicable):

2200 Henderson LLC

PETITIONER INFORMATION:

Adam Firsell	10 Parkway North Ste. 120	Deerfield, IL 60015
Primary contact name	Mailing address	City, State, Zip
312-881-6491	773-305-2777	afirsell@coreacq.com
Phone	Fax	Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Owner(s)	Adam Firsell	Core Acquisitions	10 Parkway North Ste. 120, Deerfield, IL 60015	312-881-6491
Developer(s)	Adam Firsell	Core Acquisitions	10 Parkway North Ste. 120, Deerfield, IL 60015	312-881-6491
Engineer	Tim Parmenter	CM Lavoie	633 Rogers Ste., Ste. 111, Downers Grove, IL 60515	630-671-7518
Surveyor	Tim Parmenter	CM Lavoie	633 Rogers Ste., Ste. 111, Downers Grove, IL 60515	630-671-7518
Agent/Attorney	Jessica Cooper	Firsell, Ross & Weiss	10 Parkway North Ste. 110, Deerfield, IL 60015	847-582-9916

Proof of ownership by copy of one of the following: Deed; or Title Insurance Policy; or Certified copy of Trust Agreement (If applicable, the application must be signed by the trust officer of the institution holding the trust and must include the names and addresses of the beneficiaries).

I/we hereby affirm that I/we 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 petition. I/we agree to pay all fees consistent with the City payment policies and comply with City codes. I/we understand these fees will include publication and processing expenses and are non-refundable.

I/we 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 petition. If multiple people will be signing below, please indicate which individual will be the designated primary contact.

	<u>Adam Firsell</u>	<u>2/17/2023</u>
Signature of property owner	Property owner name (please print)	Date

Signature of authorized agent (if different than owner)	Authorized agent name (please print)	Date
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COMMUNITY DEVELOPMENT DEPARTMENT

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Planning and Zoning Commission Letter

June 20, 2023

AGENDA ITEM: PZ-23-0602 Variances for the Trajectory Energy Partners community solar project, located in the 1200 block of E Fifth Street, PINs 99-14-454-009 and 99-14-454-014.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the variances during their June 7, 2023 meeting and recommend approval.

BACKGROUND: Please refer to the thorough application package provided by Trajectory Energy Partners.

	Zoning	Land Use
North	R1B – Single Family	RR tracks & Residential
West	R1B – Single Family	Residential
East	I – Institutional	Youth detention facility
South	R – Rural Residential (County)	Agriculture

Fence height variance

Section 152.033 of the Galesburg Code of Ordinances requires fencing in the required front yard to be at a maximum height of 4 feet and fencing behind the front yard can be no higher than 7 feet.

In this situation, they are requesting the proposed fencing that would be within the required front yard setback to be increased from the allowable 4 feet to 7 feet to install a chain link fence around the perimeter of the project.

Variance duration variance

Section 152.019 (D) has time limitations that apply to variances. Project activity or a construction permit application, whichever is applicable to the situation, must commence within 3 months from the date a variance is granted.

In this situation, the project requires an interconnection study between the applicant and Ameren, which will take some time to complete. They are requesting a variance of the time limitation from 3 months to December 31, 2026.

SUPPORTING DOCUMENTS:

1. Aerial – General location
2. Application

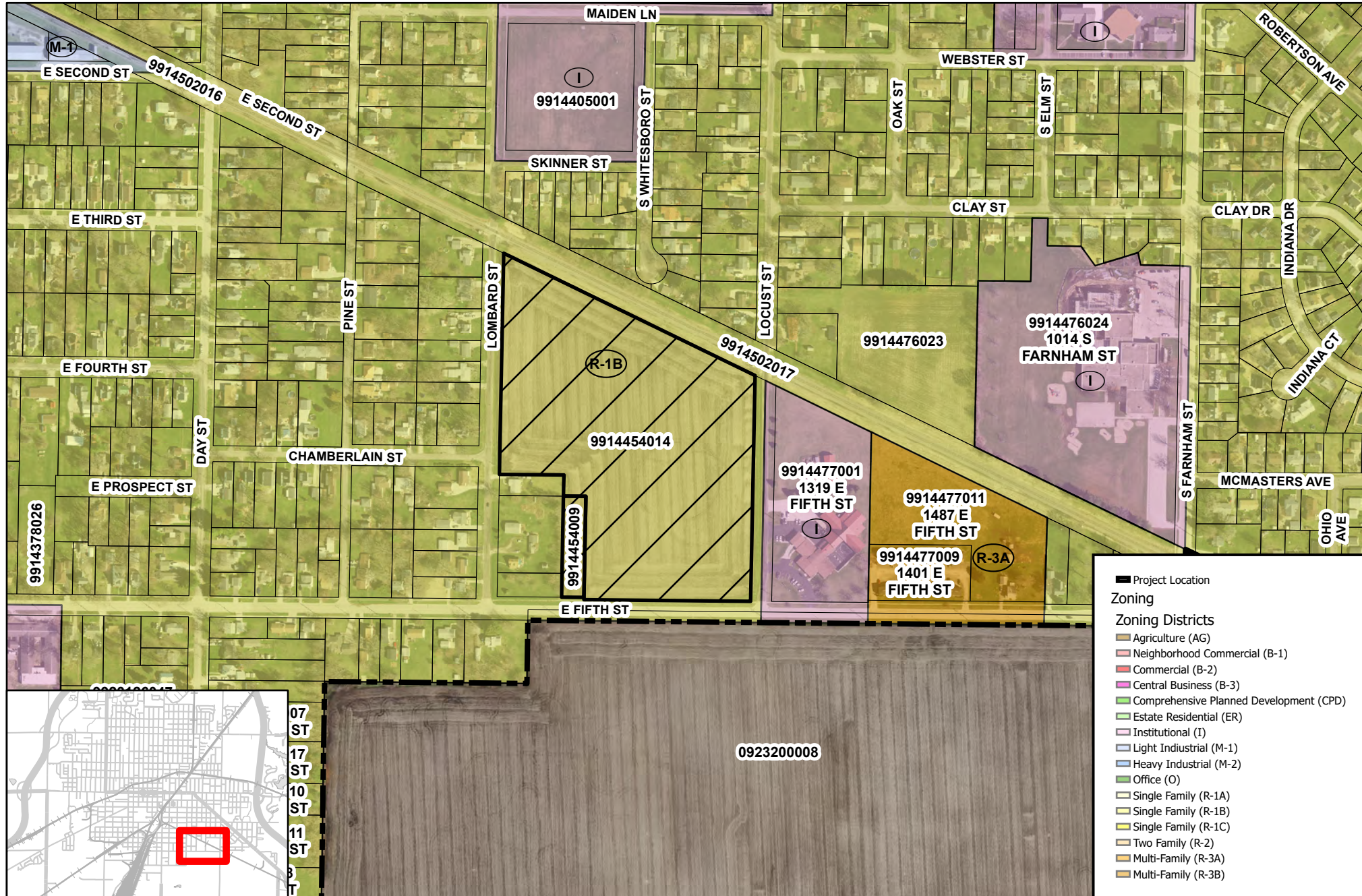
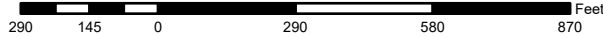
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Variances of fence height and variance duration

1200 Block E Fifth St



Southside Community Solar, LLC

2 MWac Solar Project

City of Galesburg Variance Application

Submitted May 30, 2023

EXECUTIVE SUMMARY

Southside Community Solar

Southside Community Solar, LLC (the “Applicant”) is developing a 2 MWac community solar project on an approximately 15+/- acre tract of agricultural land located in the City of Galesburg, Illinois. The Southside Community Solar, LLC solar project (the “Solar Project”) will be located on parcels 99-14-454-009 and 99-14-454-014, which are located within the jurisdiction of the City of Galesburg (“Project Parcels”) on land zoned in the R1-B district. The Project Parcels are owned by Farmers and Merchants State Bank of Bushnell, Illinois, as Trustee of the Mary J. Panther Gst. Separate Trust & Mary J Panther (the “Landowner”). Southside Community Solar, LLC is a limited liability company indirectly owned by Trajectory Energy Partners, LLC (“Trajectory”). The Solar Project is described in more detail on the Preliminary Site Plan set forth in the attached Exhibit B.

Once installed and commissioned, the Solar Project will require periodic maintenance. The performance of the Solar Project will be continuously monitored, and engineers and maintenance technicians will visit the Solar Project a few times a year for routine maintenance and any required repairs. Post-construction, the Solar Project will generate minimal traffic, solely in connection with the ongoing operations and maintenance.

Application

Applicant is submitting this application for a fencing and permit duration variance pursuant to Section 152.019 of the Development Ordinance of the City of Galesburg, Illinois. The figures and information contained in this application are based on the best available information from desktop and field analyses performed to date, and may be subject to change (within the bounds of applicable laws and permit conditions) based on the final siting of the solar arrays and associated facilities and the ultimate procurement of the Solar Project’s equipment.

About Trajectory Energy Partners, LLC

Southside Community Solar, LLC is a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC. Trajectory Energy Partners, LLC brings together communities, organizations, and land owners to develop clean energy projects that are integrated into the local landscape and community.

CONTENTS

I. SUMMARY OF APPLICATION.....	4
II. FENCING VARIANCE	4
III. PERMIT DURATION VARIANCE.....	4
IV. STANDARDS FOR GRANTING VARIANCES.....	5

Exhibit A: Variance Application Form

Exhibit B: Preliminary Site Plan

Exhibit C: Landowner Acknowledgment Letter

I. SUMMARY OF APPLICATION

Southside Community Solar, LLC is applying for fencing and permit duration variances on the Project Parcels to allow for the development, construction, and operation of a 2 MWac community solar project on the Project Parcels. The Project Parcels are located in the R-1B Single Family Residential District of the City of Galesburg ("City") and are currently used as farmland. Applicant is submitting this variance application pursuant to Section 152.019 of the Development Ordinance of the City of Galesburg, Illinois ("Development Ordinance") for the following:

1. Fencing Variance. Pursuant to Section 152.019(B)(8) of the Development Ordinance, Applicant requests variances from the fencing requirements for all borders of the Solar Project on the Project Parcels.
2. Permit Duration Variance. Applicant requests a variance from the permit duration limitations of Development Ordinance Section 152.019(D).

II. FENCING VARIANCE

Fencing requirements for the Project Parcels are set forth in Section 152.033 of the Development Ordinance. Pursuant to Section 152.019(B)(8) of the Development Ordinance, Applicant requests a variance on the fence height limit of four (4) feet that applies to the front yards of the Project Parcels, thereby allowing Applicant to install an approximately 7-foot chain link fence around the perimeter of the Solar Project in compliance with the fencing requirements.

This fencing variance is necessary for the Solar Project to comply with National Electric Code requirements on fencing.

III. PERMIT DURATION VARIANCE

Applicant entered into an Interconnection Agreement with Ameren Illinois regarding the interconnection of the Solar Project to Ameren's electric distribution system. The Point of Interconnection ("POI") is expected to be located on an existing 12kv circuit controlled by Ameren Illinois adjacent to the Project Parcels as depicted on Exhibit B.

The interconnection process with Ameren Illinois presents timing uncertainties with respect to the development of the Solar Project. As such, Applicant will not be able to move forward with constructing the Solar Project until it has received all required agreements and approvals from Ameren Illinois and until weather and ground conditions are favorable for installation. For this reason, Applicant requests a variance from the permit duration limitations of Development Ordinance Section 152.019(D). If granted, Applicant requests that the fencing variance permit expire no sooner than December 31, 2026, provided that Applicant may petition the City for an extension of the permit for good cause shown.

IV. STANDARDS FOR GRANTING VARIANCES

According to Section 152.019(C) of the Development Ordinance, the City's standards for granting variances are as follows:

- (a) *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.*

Applicant would be unable to develop and finance the proposed Solar Project on the Project Parcels without the variances requested above.

- (b) *The situation of the owner is due to unique physical circumstances of the property.*

Solar energy systems are by their nature a unique circumstance with respect to the structure's relationship to the property. Without the requested variance, Applicant would not be able to construct the Solar Project, and the Landowner would not be able to lease its land to Applicant.

- (c) *The variance, if granted, will not alter the essential character of the neighborhood.*

The Solar Project will comply with all other applicable requirements of the Development Ordinance meant to preserve the essential character of the locality. Solar energy systems are consistent with the essential character of the locality, as described above and as depicted on the Site Plan included on Exhibit B.

Section 152.019(C)(2) establishes supplemental standards to guide the City on granting variances "whenever there are practical difficulties or particular hardships."

- (a) *The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.*

Applicant would be unable to develop and finance the proposed Solar Project on the Project Parcels without the requested variances.

- (b) *The conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification.*

The variances are requested on the specific Project Parcels because the Project Parcels are particularly well suited for the placement of a community solar project in the City, given the local topography, ability to interconnect to the electrical grid, road access, surrounding uses, and the alternative productive uses of the land.

- (c) *The purpose of the variance is not based exclusively upon a desire to make more money out of the property.*

In addition to the rental income to the Landowners, the development of the Solar Project on the Project Parcels will bring benefits to the local community, including increased tax revenue, economic benefits from construction and operation, and clean energy that will avoid the pollution associated with other forms of power generation.

- (d) *The alleged difficulty or hardship has not been created by any person presently having an interest in the property;*

The difficulty or hardship has not been created by any person presently having an interest in the property.

- (e) *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; and*

The granting of the variances and the construction of the Solar Project would not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. The Solar Project will be constructed with solar panels and other electrical equipment with long-term warranties and very low expected rates of replacement, and the components of the Solar Project will comply with the current edition of the National Electric Code and will be UL listed or meet a comparable safety standard.

The Solar Project will be designed to integrate into the local landscape. Where feasible, Applicant will prioritize pollinator-friendly landscaping, vegetation maintenance that limits runoff, and other management practices that are in keeping with the community, adjacent uses, and the local ecosystem.

- (f) *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.*

As discussed herein, the proposed variances 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.

Exhibit A

Application Form

[See Attached]



COMMUNITY DEVELOPMENT DEPARTMENT

VARIANCE APPLICATION

(Requires Public Hearing)

INTRODUCTION

This informal material provides a basic outline of the City's requirements. Interested parties should refer to the City's municipal code for specific provisions regarding Zoning, Subdivision Regulations, Parking, Landscape, Sign, Stormwater Drainage, Site Plan Review and other regulations. A copy of the municipal code is available at the City Clerk's office in Galesburg City Hall or on our website at www.ci.galesburg.il.us. This information is not to be considered as a substitute for any Federal, State, County or City law or ordinance. It is merely a guiding tool for the review process.

Variance applications may be made by any property owner or their authorized agent.

If you have any questions on the procedures or requirements of the City, the following may be contacted to provide further assistance:

COMMUNITY DEVELOPMENT Planning, Zoning and Building Inspections 309/345-3619

FIRE DEPARTMENT Fire Prevention 309/345-3757

PUBLIC WORKS 309/345-3623

KEY DATES

APPLICATION DEADLINE	PUBLICATION DATE (LOCAL NEWSPAPER)	PLANNING AND ZONING COMMISSION PUBLIC HEARING
Tues 1/3/2023	1/7/2023	1/24/2023
1/30/2023	2/4/2023	2/21/2023
2/27/2023	3/4/2023	3/21/2023
3/27/2023	4/1/2023	4/18/2023
5/1/2023	5/6/2023	5/23/2023
Tues 5/30/2023	6/3/2023	6/20/2023
6/26/2023	7/1/2023	7/18/2023
7/31/2023	8/5/2023	8/22/2023
8/28/2023	9/2/2023	9/19/2023
10/2/2023	10/7/2023	10/24/2023
10/30/2023	11/4/2023	11/21/2023
11/27/2023	12/2/2023	12/19/2023
Fri 12/29/2023	1/6/2024	1/23/2024

PURPOSE

The variance process is intended to provide limited relief from the requirements of the Development Ordinance in those cases where strict application of those requirements will create a practical difficulty or particular hardship prohibiting the use of land in a manner otherwise allowed under the Development Ordinance. It is not intended that variances be granted merely to remove inconveniences or financial burdens that the requirements of the Development Ordinance may impose on property owners in general. Rather, it is intended to provide relief where the requirements of the Development Ordinance render the land difficult to use because of some unique physical attribute of the property itself or some other factor unique to the property for which the variance is requested. In no event, however, shall the City grant a variance which would allow the establishment of a use which is not otherwise allowed in a zoning district or which would change the zoning district classification of any or all of the affected property.

AUTHORIZED VARIANCES

The following variances of the Development Ordinance regulations may be decided by the Planning and Zoning Commission, in accordance with the standards set forth in the Development Ordinance:

- a. To permit a setback less than the setback required by the applicable regulations, where such reduction does not exceed 30%.
- b. To permit the use of a lot of record (lot created prior to October 21, 1968) on the effective date hereof for a use otherwise prohibited solely because of the insufficient area of the lot.
- c. To reduce by not more than 30% of the required lot width.
- d. To permit the same off-street parking spaces to qualify as required spaces for two or more uses; provided that the maximum use of such facility by each user does not take place during the same hours.
- e. To increase by not more than twenty-five percent the maximum distance that required parking spaces are permitted to be located from the use served.
- f. To reduce the off-street parking requirements established in Sections 152.150 through 152.155 by a maximum of fifty percent of the requirement, provided it can be shown why the established requirement is not applicable or appropriate.
- g. Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the Director of Community Development or his or her designee, in the enforcement of the Development Ordinance.
- h. To vary fence regulations where such variance will benefit the applicant and will not be detrimental to the public health or to the use, enjoyment or value of the property in the near vicinity.
- i. To vary the outdoor lighting regulations as detailed in Section 152.032 of the Development Ordinance .
- j. To vary other provisions of the Development Ordinance.

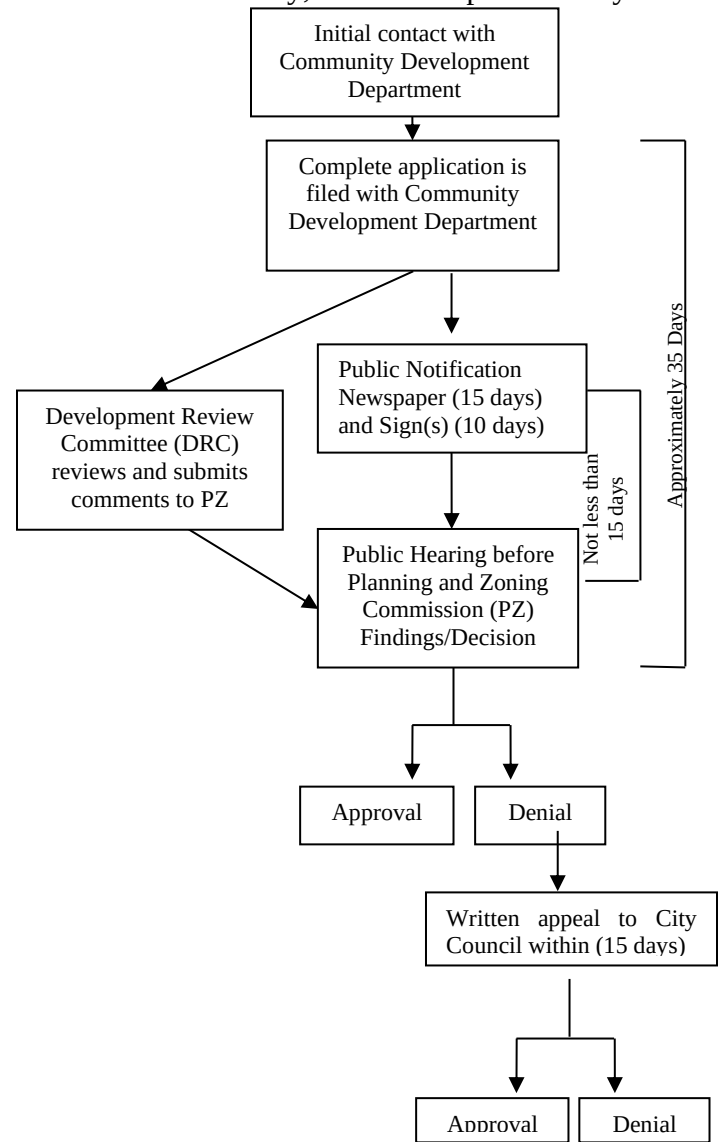
AUTHORIZED VARIANCES FOR SIGNS

- a. Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the Inspector in the enforcement of the sign ordinance.
- b. Variances from the requirement of the sign ordinance where the Inspector has denied granting a sign permit as a result of noncompliance with the requirements of the sign ordinance. However, no variance shall be considered for any off-premise sign regulation in 152.209.

APPLICATION PROCESS

The City has created this step-by-step process to help ensure that all reviews are performed fairly and consistently. All applications/petitions shall be submitted to the City, on forms provided by the Community Development Department.

1. Contact the Community Development Department as soon as possible to discuss your situation and obtain an application form.
2. Applicant completes and submits the application, along with 15 copies of the site plan and \$75 non-refundable filing fee. *Failure to do will constitute an incomplete submittal and may result in a delay in processing the application.*
3. City staff shall compile the documents and schedule a meeting with the Development Review Committee (DRC).
4. The DRC is made up of City staff charged with reviewing applications for completeness and compliance with City codes and regulations. The DRC shall submit comments to the Planning and Zoning Commission (PZ) based upon the Standards for Granting Variances listed in the Development Ordinance.
5. A public hearing will be held before the PZ, which is required by Illinois State statute. A notice of the public hearing shall be published in the local newspaper not less than 15 days, and a public notice sign will be posted on the premise not less than 10 days prior to the public hearing.



All decisions of the PZ on variances arrived at the public hearing shall require a majority vote of all members. Any decision made by the Planning and Zoning Commission on a variance application may be appealed to the City Council. A written notice of appeal must be filed with the Community Development Department within fifteen (15) days from the date of the Planning and Zoning Commission's action. Any request for appeal will be forwarded to the City Council for their review and decision. The City Council may uphold, overturn or amend the action taken by the Planning and Zoning Commission. If the applicant fails to submit a written notice of appeal within the fifteen day appeal period, the Planning and Zoning Commission's decision shall be final.

STANDARDS FOR GRANTING VARIANCES

The Development Review Committee and Planning and Zoning Commission (PZ) shall use the Standards for Granting Variances described in section 152.019 C, or Section 152.191 C for sign variances, of the Development Ordinance as criteria when reviewing evidence presented for consideration.

- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. Applicants must submit evidence identifying the price paid for the property. Paying more for the property than it is worth, purchasing it at a price which anticipates and obtains variances, or showing that the property would be worth more if a variance is granted is not evidence of lack of a reasonable return.
- The situation of the owner is due to unique physical circumstances of the property.
- The variance, if granted, will not alter the essential character of the neighborhood.

For the purpose of supplementing the above standards, the PZ, in making this determination whenever there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

- The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.
- The conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification.
- The purpose of the variance is not based exclusively upon a desire to make more money out of the property.
- The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
- 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.
- The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The PZ may require such conditions and restrictions upon the premises benefited by a variance as may be necessary to comply with the standards to reduce or minimize the injurious effect of such variance upon other property in the neighborhood, and to implement the general purpose and intent of the Development Ordinance.

TIME LIMITATIONS

The following time limitations shall apply to variances issued by the PZ.

1. In cases where the use authorized by the variance requires a building permit, the applicant shall have 3 months from the date the variance is granted to apply for a building permit. If the application has not been made within that time, the variance shall expire and become null and void.
2. In cases where a building permit is not required, any construction activity or activity authorized or required pursuant to the variance must commence within 3 months from the date the variance is granted. In the event said construction or activity is not commenced within that time, the variance shall expire and become null and void.

VARIANCE APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

Southside Community Solar, LLC

PETITIONER INFORMATION:

Molly Snittjer/Jon Carson	P.O. Box 310, Highland Park, IL 60035	
Primary contact name	Mailing address	City, State, Zip
312-882-3713		msnittjer@trajectoryenergy.com
Phone	Fax	Email
		legal@trajectoryenergy.com

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Applicant	See attached application.			
Owner(s)				
Developer(s)				
Engineer				
Surveyor				
Agent/Attorney				

SITE INFORMATION:

15 +/-	40.93446, -90.35202	99-14-454-014; 99-14-454-009
Acres	Site address or location	Property Identification Number (PIN)

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

152.033 (C) - Fencing

152.019(D) - Permit Duration

ZONING INFORMATION:

R1-B

Current Zoning

Agriculture

Existing Land Use

EXPLAIN THE REASON FOR THE VARIANCE REQUEST:

See attached application.

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.



May 25, 2023

Signature of owner or authorized agent

Date

CHECKLIST OF REQUIRED VARIANCE APPLICATION ITEMS:

- ☐ One original completed variance application form.
- ☐ Payment of a \$75 non-refundable filing fee. Checks should be made payable to "City of Galesburg".
- ☐ Fifteen (15) copies 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.

Exhibit B

Preliminary Site Design

[See Attached]



Exhibit C

Landowner Acknowledgment Letter

[See Attached]

Mary Panther
404 Breezy Oaks Lane
Galesburg, IL 61401

Farmers and Merchants State Bank of Bushnell
c/o Rachel Hyde
P.O. Box 149, 484 E. Main St.
Bushnell, IL 61422

City of Galesburg, Illinois
Community Development Department
55 West Tompkins Street
Galesburg, Illinois 61401

Re: Landowner Acknowledgement and Authorization of Southside Community Solar, LLC's
Variance Requests

Dear Galesburg Community Development Department:

As the respective owners of parcels 99-14-454-009 and 99-14-454-014 in the City of Galesburg, Illinois ("Project Parcels"), we authorize Southside Community Solar, LLC to submit a variance application on the fencing and permit duration requirements for the development, construction, and operation of a commercial solar energy project on the Project Parcels.

Signed:

Farmers and Merchants State Bank of Bushnell, Illinois, as Trustee of the Mary J. Panther Gst.
Separate Trust

By: Rachel Hyde

Name: Rachel Hyde

Title: VP and Asst. Trust Officer of Farmers and Merchants State Bank of Bushnell

Date: 3-22-23

Mary J. Panther

By: Mary J. Panther

Name: Mary J. Panther

Title: n/a

Date: March 22, 2023



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter

June 20, 2023

AGENDA ITEM: PZ-23-0603 Variance for a sign at Open Bible Church, located at 521 W Losey St.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the variances during their June 7, 2023 meeting and recommend approval.

BACKGROUND: The owner is seeking to install a new monument sign. The following variances are being requested, variance of Section 152.217 (B) (1) to increase the electronic sign message area from 50% to 52%, Section 152.231 (A) (2) to increase the maximum sign area from 32 square feet to 54 square feet and a variance of Section 152.231 (A) (5) to increase the maximum monument sign height from 5 feet to 10 feet 9 inches.

Zoning		Land Use
North	R1B, Single Family	Residential
West	R1B, Single Family	Residential
East	I, Institutional	Bateman Park (City owned)
South	R2, Two Family	Residential

SUPPORTING DOCUMENTS:

1. Aerial – General location
2. Application

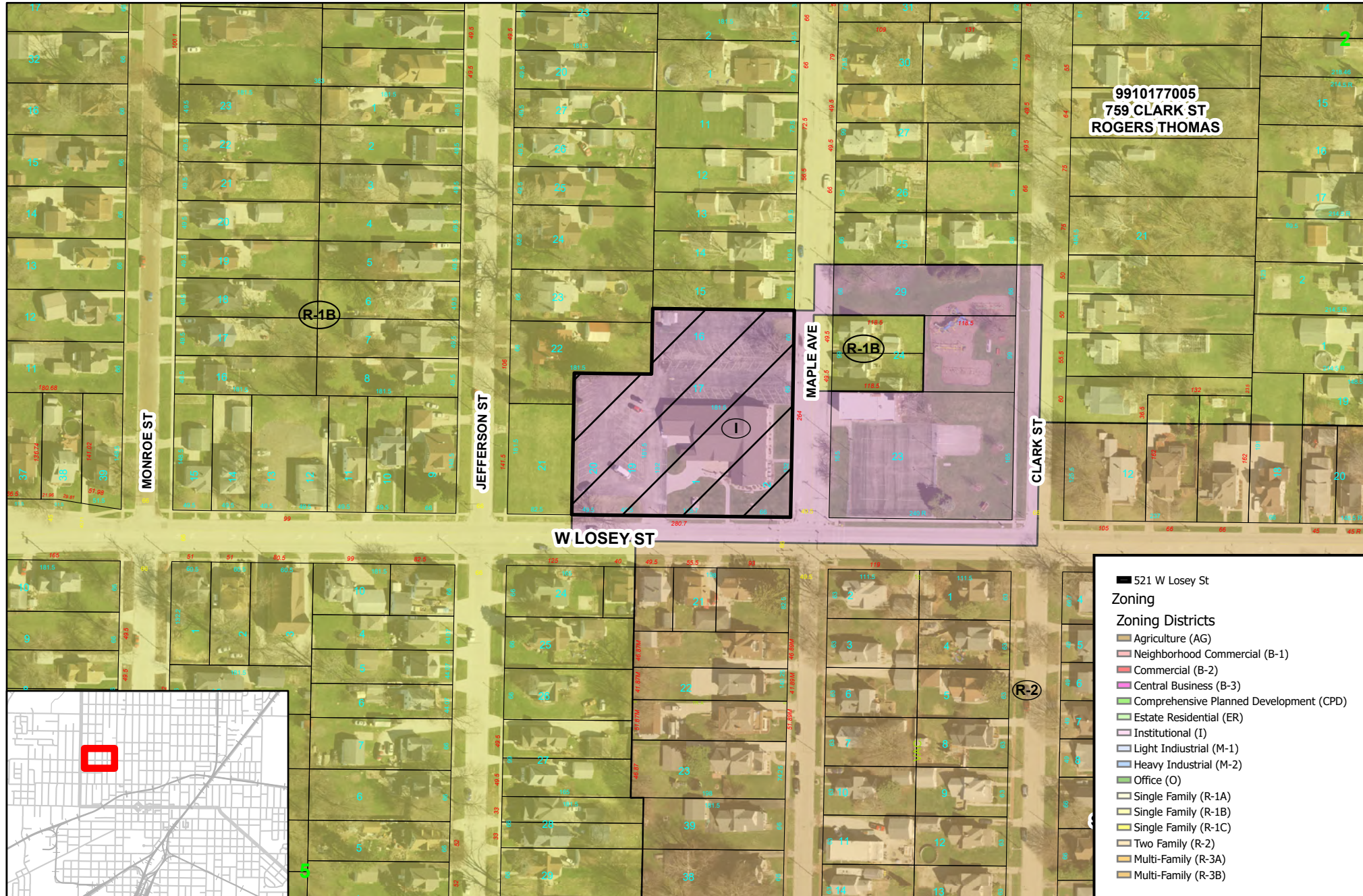
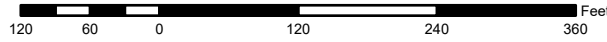
cc: File Copy



Community Development Department
Operating Under Council-Manager Government Since 1957

521 W Losey St

Variances for sign



PETITION/DEVELOPMENT NAME (if applicable):

PETITIONER INFORMATION:

Mark Dexter	521 West Losey St Galesburg, IL 61401	
Primary contact name	Mailing address	City, State, Zip
309-371-1958		obcsecretary@comcast.net
Phone	Fax	Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Applicant				
Owner(s)				
Developer(s)				
Engineer	Kayla Endcott	Fusion LED Inc. DBA Sign Express	1924 Rankin Rd STE 300 Houston, Texas 77073	(800)-888-5051
Surveyor				
Agent/Attorney				

SITE INFORMATION:

	521 West Losey St Galesburg, IL 61401	
Acres	Site address or location	Property Identification Number (PIN)

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

152.208 GROUND AND MONUMENT SIGNS

152.231 0 AND I DISTRICTS

ZONING INFORMATION:

~~O and I~~ - Institutional

Current Zoning

Church

Existing Land Use

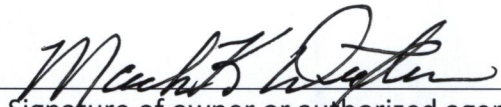
EXPLAIN THE REASON FOR THE VARIANCE REQUEST:

Size and Height restrictions in the current zone.

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.


Signature of owner or authorized agent

5-24-23
Date

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

ACCOUNT #
SE1005

PAINT SCHEDULE

P1 - BLACK
MP SV923SV

VINYL SCHEDULE

V1 - WHITE
ORACAL 651-010

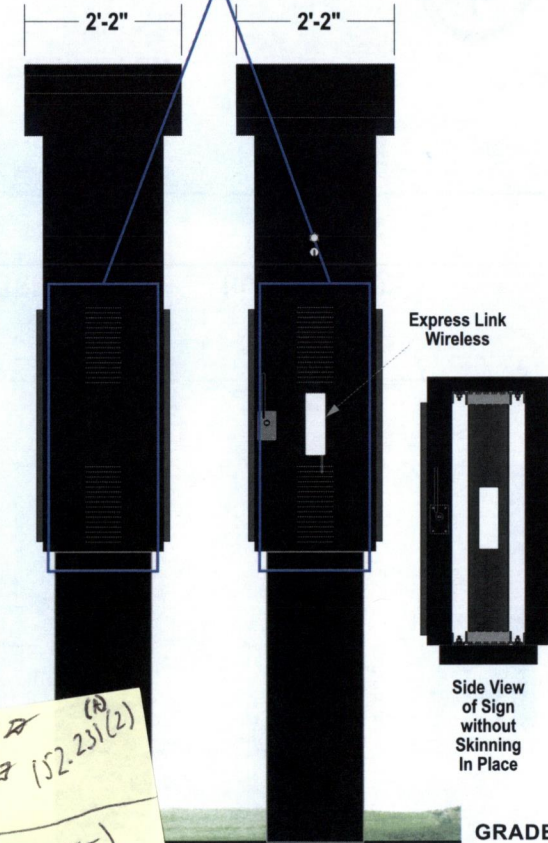
V2 - WHITE
ORACAL 751-010

V3 - DIGITAL PRINT
ORACAL 8800 TRANSLUCENT

Vector File of Blue Radiant Background
& Open Bible Logo Required For Production

PRODUCTION RENDERING CLIENT APPROVAL

Skinning Shown On This Drawing Not Included on Contract. Skinning is Available as Separate Purchase.



BUILDING SIDE

STREET SIDE

STREET SIDE

BUILDING SIDE

BUILDING SIDE

GRADE

6.75 x 8 = 54
MAX = 32 (152.23) (2)
proposed 10'9" (A) (5)
MAX 5

SCALE: 3/8"=1'

Contract Specifies 7' Wide Skirting. Sales Rendering Displays & Calls Out 6' Wide Skirting. This Drawing Displays 6' Wide Skirting.



OPEN BIBLE CHURCH

180000-0000-A

QUO-11076-VR5R3-1

KAYLA CHARCO

03/11/2023

CLIENT NAME

SIGNED ART RENDERING

PROPOSAL ID

PROJECT MANAGER

DRAWING DATE

REVISION DATE

521 WEST LOSEY ST., GALESBURG, IL. 61401

INSTALL ADDRESS

3'-6"X8' LED & 3'X8' LIGHTED ID SIGN WITH ARC ROOF CAP

DESCRIPTION

DocuSigned by:

Mark Dexter

C41F252DB4634D0...

APPROVED BY

5/23/2023

DATE

ARTIST: M. FLEER
PG 1 OF 4

1924 RANKIN RD. STE 300, HOUSTON, TX 77073
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TOLL FREE: 800-888-5051
SIGN-EXPRESS.COM

ACCOUNT #
SE1005

PAINT SCHEDULE VINYL SCHEDULE

P1 - BLACK
MP SV923SV

V1 - WHITE
ORACAL 651-010

V2 - WHITE
ORACAL 751-010

V3 - DIGITAL PRINT
ORACAL 8800 TRANSLUCENT

LIFT POINT
1/2" EYE BOLT



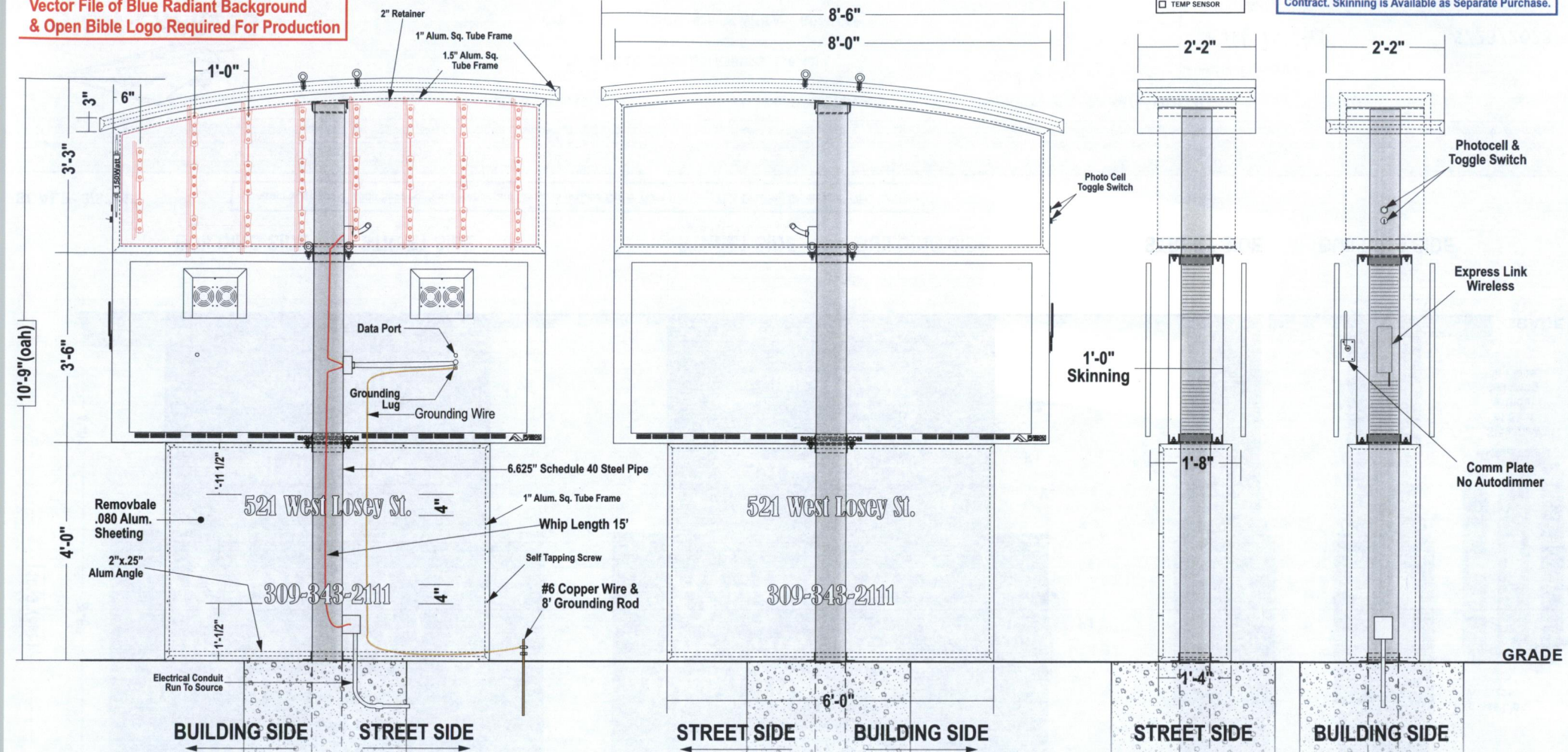
ELECTRICAL COMPONENTS:
3'-0" x 8'-0" LIGHTED SIGN
MAX AMPS 2.7A @ 120V
OF 24V LED MODULES
[7] 3' EZ BEAMS 24V
[1] 2' EZ BEAMS 24V
23 MOOS TOTAL
[1] 150W 24V PWR SUPPLY

☐ AUTO DIMMER
☒ WIRELESS ANTENNA
☒ PARTS CACHE
☐ SKINNING
☐ CELLULAR
☐ TEMP SENSOR

PRODUCTION RENDERING CLIENT APPROVAL

Skinning Shown On This Drawing Not Included on Contract. Skinning is Available as Separate Purchase.

**Vector File of Blue Radiant Background
& Open Bible Logo Required For Production**

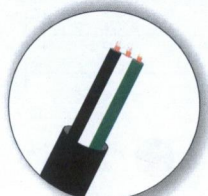


SCALE: 3/8"=1'

ELECTRICAL WIRING

INSTALLED WIRES

- ☒ LIVE WIRE - carries electricity from generating station
- ☐ NEUTRAL - provides return path for electricity
- ☒ GROUND WIRE - provides path to ground if error is encountered



100 - 277V - 12 GAUGE MC TYPE- ID CABINET

120V - 10 GAUGE- LED CABINET

ELECTRICAL REQUIREMENT

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

SIGN-EXPRESS
LIGHTED SIGNS & LED DISPLAYS
ARTIST: DESIGNER
PG 2 OF 4

1924 RANKIN RD. STE 300, HOUSTON, TX 77073

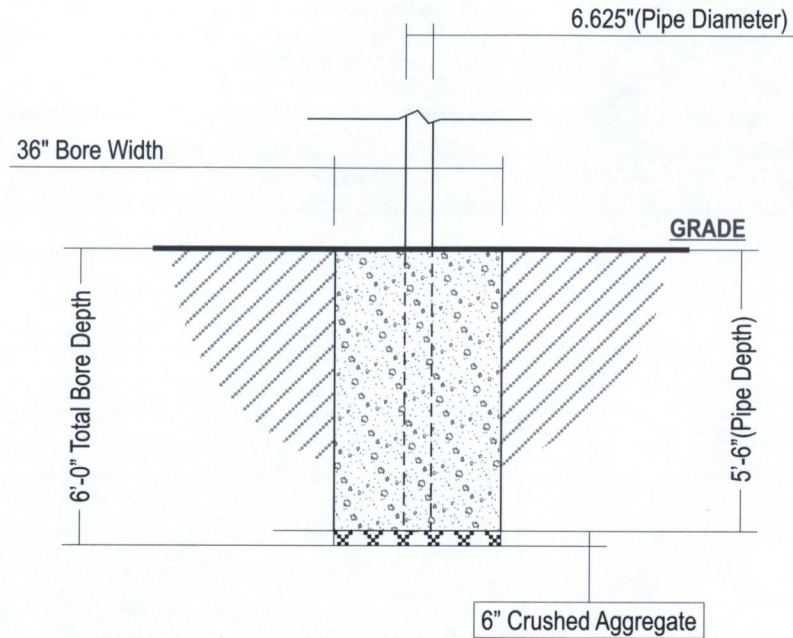




OPEN BIBLE CHURCH	180000-0000-A	QUO-11076-VR5R3-1	KAYLA CHARCO	03/11/2023
CLIENT NAME	SIGNED ART RENDERING	PROPOSAL ID	PROJECT MANAGER	DRAWING DATE
521 WEST LOSEY ST., GALESBURG, IL. 61401			DocuSigned by: Mark Dexter	
INSTALL ADDRESS				5/23/2023
3'-6"X8' LED & 3'X8' LIGHTED ID SIGN WITH ARC ROOF CAP			C41F252DB4634D0...	
DESCRIPTION			APPROVED BY	DATE

TOLL FREE: 800-888-5051
SIGN-EXPRESS.COM

UNDER ARTICLE 27 OF THE JOINT ETHICS COMMITTEE CODE OF FAIR PRACTICE FOR THE GRAPHIC ARTIST COMMUNICATIONS INDUSTRY: Examples of an artist's work furnished to a representative or a prospective buyer shall remain the property of the artist, shall not be reproduced in whole or in part without the expressed written consent or compensation and shall be returned in good condition if required. Any violation of this code shall be punished to the full extent of the law. Dimensions subject to minor changes due to detailed design considerations. Sign-Express will endeavor to closely match colors, including PMS colors where specified. We cannot guarantee exact matches. *duratrans.com* availability of surface materials, used in quantities. *Sign-Express* is not responsible for typographical errors.



SCALE: NTS

DIRECT BURIAL

FOUNDATION

CONCRETE REQUIRED FOUNDATION ONLY: 1.1 CUBIC YARDS



ARTIST: M. FLEER
PG 4 OF 4

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