



Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers
City Hall, 55 W Tompkins St
August 22, 2023

A G E N D A

	Approve	Minutes of the July 18, 2023 meeting
	Update	Past Planning and Zoning Commission items
	Receive	General citizen comments
PZ-23-0801	Public Hearing	Variance of Section 152.152 (G) (2) to allow gravel to be used on an access drive, located at 1510 Knox Rd 650 E, PIN 90-19-100-001.

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

cc: Mayor	Alderpersons (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, July 18, 2023 at 5:30 p.m.

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

Chairman declared quorum present.

Approve Minutes of the June 20, 2023 meeting
Member McKelvie moved to approve the minutes, seconded by Member Uhlmann.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Minor Plat of the 2200 Henderson, LLC subdivision was approved by City Council at their July 3, 2023 meeting.
- The fence and time limit variances for Trajectory Energy Partners, 1200 block of E Fifth Street PINs 99-14-454-009 and 99-14-454-014 were approved.
- The sign variances for Open Bible Church, 521 W Losey St. were approved and an application for a permit was submitted.

Receive Citizen Comment
None Received.

PZ-23-0701 Public Hearing Variance for sign – Galesburg Christian School, 590 S Academy St

The applicant, Robert Nutzhorn of Galesburg Christian School, was present.

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 proposed zoning amendment at their July 5, 2023 meeting and recommend approval.

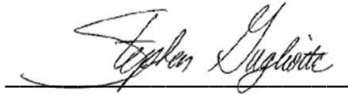
Member McKelvie moved, seconded by Member Cochrane to approve of the variance.

Roll Call #1

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

Nays: None.
Abstentions: None.
Absent: Leahy, Markwart, Thomas, 3.
Chairperson declared the motion approved.

There being no further business, the meeting adjourned at 5:39 p.m.

A handwritten signature in cursive script, reading "Steve Gugliotta", written over a horizontal line.

Steve Gugliotta, Director of Community Development



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter August 22, 2023

AGENDA ITEM: DRC-23-0801 Variance of Section 152.152 (G) (2) to allow gravel to be used on an access drive, located at 1510 Knox Rd 650 E, PIN 90-19-100-001.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the variances during their August 9, 2023 meeting and recommend approval.

BACKGROUND: Galesburg 650 Solar, LLC is installing solar panels on approximately 17.48 acres in the Galesburg Business Park. Ordinance Section 152.152 (G) (2) states “Surfacing. All open off-street parking areas and driveways shall be improved with a compacted macadam base, not less than six inches thick, surfaced with asphalt, concrete, brick or some comparable all-weather dustless material. Construction of the surfacing shall be completed within one year of the issuance of a building permit.”

Due to the location of the project site being about the middle of the Business Park and that after construction the access road will only be used for routine maintenance visits, the applicant is requesting a variance to allow gravel to be used for the access drive.

Zoning		Land Use
North	M2 – Heavy Industrial	I-74
West	R3A – Multi-Family	Manufactured Home Park
East	M2 – Heavy Industrial	Vacant, currently farmed
South	M2 – Heavy Industrial	Vacant, currently farmed

SUPPORTING DOCUMENTS:

1. Aerial – General location
2. Application
3. Site plan

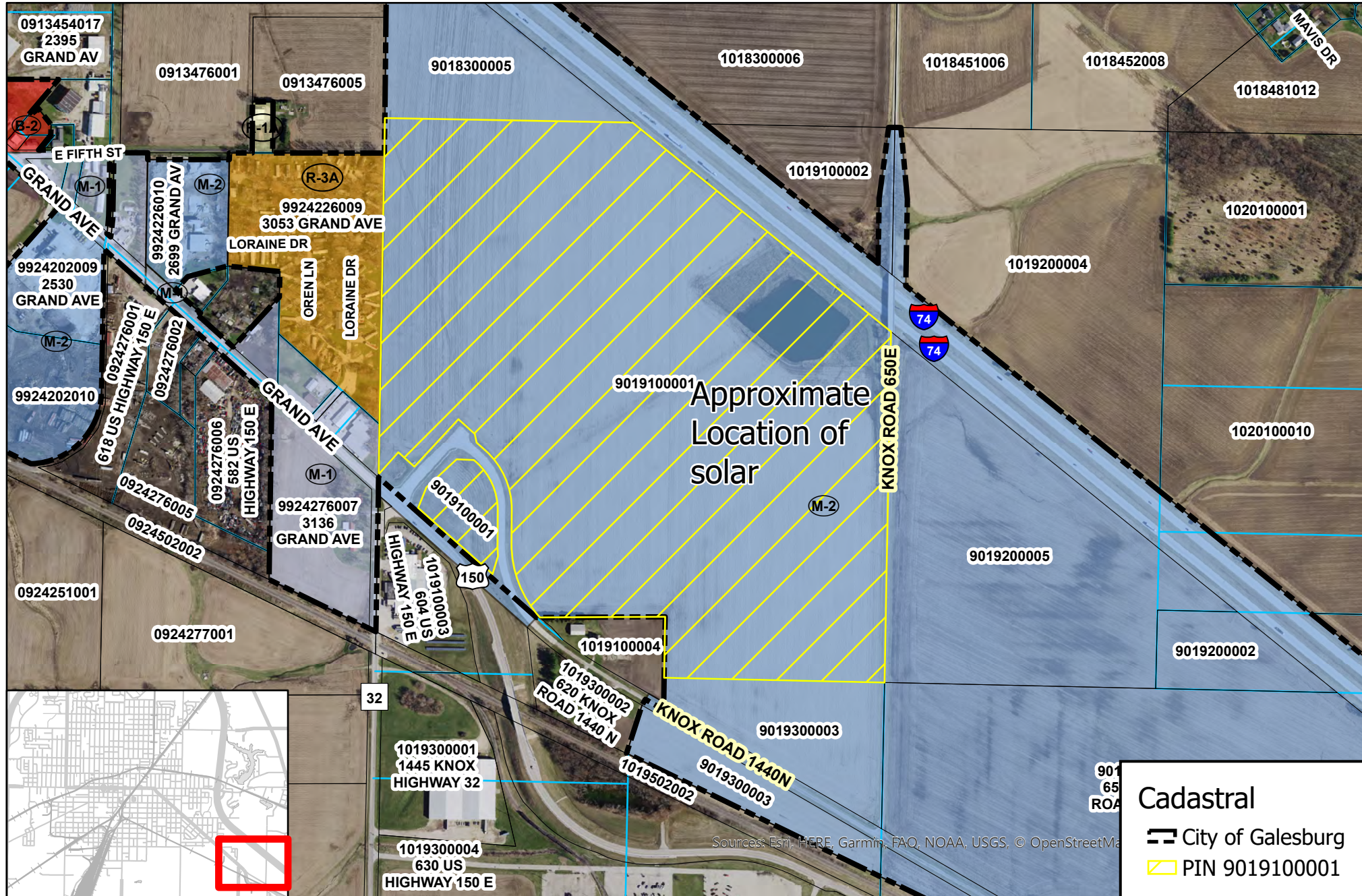
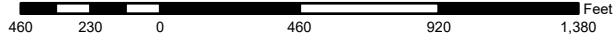
cc: File Copy



Community Development Department
Operating Under Council-Manager Government Since 1957

Site Plan Review

Proposed Community Solar Project



Cadastral

City of Galesburg

PIN 9019100001

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

September 29, 2022

PETITION/DEVELOPMENT NAME (if applicable):**PETITIONER INFORMATION:**

Moira Cronin	1000 Wilson Blvd #2400, Arlington VA 22209	
Primary contact name	Mailing address	City, State, Zip
978-505-3320	n/a	mcronin@srenergy.com
Phone	Fax	Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Applicant	Galesburg 650 Solar LLC			
Owner(s)	City of Kankakee			
Developer(s)	Summit Ridge Energy; 1000 Wilson Blvd #2400, Arlington VA 22209; Moira Cronin;			
Engineer	mcronin@srenergy.com; 978.505.3320	Emmons & Oliver Resources, Inc.; 1919 Univ Ave W. Suite 300, St. Paul, MN 55104; 651.770.8448		
Surveyor	Bruner, Cooper & Zuck, Inc.; 188 East Simmons Street, Galesburg, IL 61401; 309.343.9282			
Agent/Attorney	Summit Ridge Energy General Counsel, same address as Developer section above			

SITE INFORMATION:

17.48 acres	1510 Knox Road 650 E, Galesburg IL 61401	9019100001
Acres	Site address or location	Property Identification Number (PIN)

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

City of Galesburg Ordinance states a gravel access drive may only be used for a year (Section 152.152 (G) (2)). We are requesting a variance to have the installation of the gravel road be permanent.

ZONING INFORMATION:

Heavy Industrial (M-2)

Current Zoning

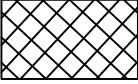
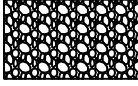
Agriculture

Existing Land Use

EXPLAIN THE REASON FOR THE VARIANCE REQUEST:

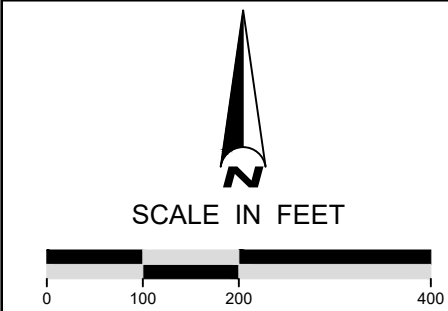
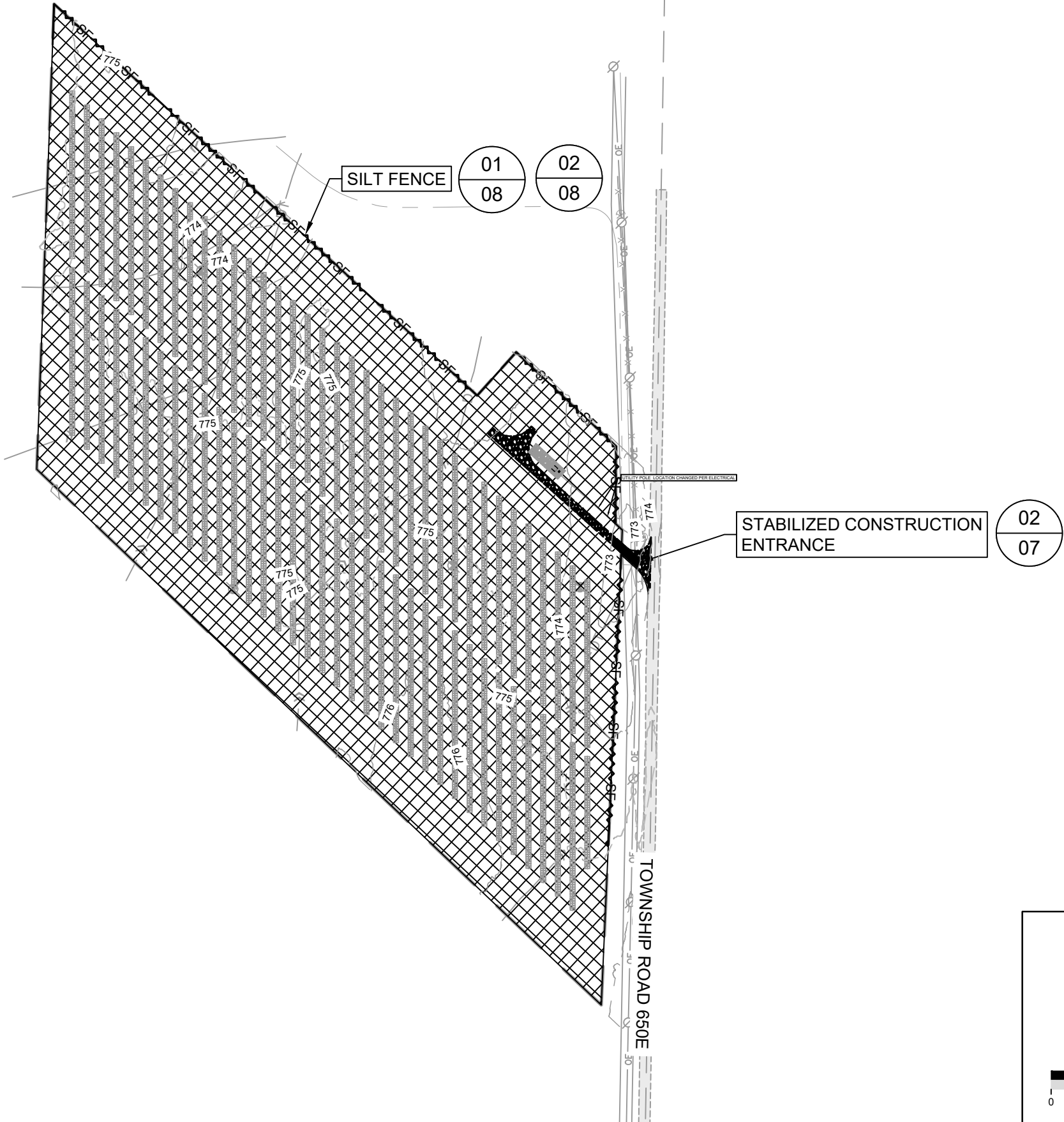
Upon construction completion, site will experience routine maintenance visits and the access drive will experience limited traffic; gravel access driveways for solar facilities are the standard entrance driveway installation and have the smallest impact on construction and decommissioning. Additionally, when decommissioning the solar facility, a gravel driveway will simplify decommissioning efforts and allow the site to be more effectively returned to the same pre-construction state.

FINAL STABILIZATION MEASURES

-  CONSERVATION RESERVE PROGRAM (CRP)
NATIVE MIX WITH COVER CROP (17.4 ACRES)
-  GRAVEL ACCESS ROAD AND EQUIPMENT PADS
(0.1 ACRES)

RECORD DRAWINGS
CONTRACTOR: INTERCONNECTION SYSTEMS, INC.
COMPLETED: JULY 2023

- NOTES:
1. ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL EROSION AND SEDIMENT CONTROL TO ENSURE COMPLIANCE WITH ALL APPLICABLE PERMIT REQUIREMENTS. REFER TO IDOT STANDARD SPECIFICATIONS - DIVISION 200 FOR THE MINIMUM INSTALLATION REQUIREMENTS OF TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS.
 2. CONTRACTOR SHALL LIMIT DISTURBANCE AREA WHERE POSSIBLE AND STABILIZE DISTURBED AREAS WHEN FINISHED WORKING AS SOON AS POSSIBLE TO PREVENT EROSION AND SEDIMENTATION ISSUES.
 3. PRIOR TO SEEDING, CONTRACTOR SHALL SCARIFY AND SMOOTH THE GROUND SURFACE AND THE GROUND IS TO BE RAKED FOR REMOVAL OF ROCKS, STONE, AND DEBRIS.
 4. CONTRACTOR SHALL INSPECT AND SWEEP FOR SEDIMENT TRACKING DAILY AND REMOVE ALL TRACKING BY THE END OF EACH WORK DAY UNLESS REQUESTED MORE FREQUENTLY BY CITY OF GALESBURG, KNOX COUNTY, OWNER, OR ENGINEER.



6			
5			
4			
3			
2			
1	07/17/2022	ERK	RECORD DRAWINGS
NO	DATE	BY	REVISION



SUBMISSION DATE: 07/17/2023		
DESIGN BY RMF	DRAWN BY ERK	CHECKED BY KDC
EOR PROJECT NO. 1675-0011		

**Emmons & Olivier
Resources, Inc.**
1919 Univ Ave W, Ste 300
St Paul, MN 55104
Tele: 651.770.8448
www.eorinc.com



GALESBURG SOLAR SITE
GALESBURG, KNOX COUNTY, ILLINOIS

STATE PROJECT NO. --- CITY PROJECT NO. ###

EROSION & SEDIMENT CONTROL &
RESTORATION PLAN

SHEET 06 OF 10 SHEETS