

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COUNCIL CHAMBERS OF GALESBURG CITY HALL**  
**55 W TOMPKINS ST, GALESBURG, IL**  
**Tuesday, May 21, 2024 at 5:30 p.m.**

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Mark Lee, Carla Markwart, Steve McKelvie,  
Jason Paulsgrove, David Uhlmann, 7.  
MEMBERS ABSENT: Ardennia Leahy, Neil Thomas, 2.  
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

**Approve                      Minutes of the April 23, 2024 meeting**

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

**Minutes were approved by voice vote.**

**Update                      Past Planning and Zoning Commission items**

- Minor Plat, Freddy Subdivision, located in the 1200 block of N Henderson St, was tabled.

**Receive                      Citizen Comment**  
None Received.

**PZ-24-0401      Public Hearing      Minor Plat of the Freddy Subdivision, located in the 1200  
block of North Hendreson St.**

The applicant, Rob Benedict, was present.

Member Markwart moved, seconded by Member Paulsgrove to take the item off the table.

**Roll Call #1**

Ayes: Cochrane, Johnson, Lee, Markwart, McKelvie, Paulsgrove, Uhlmann, 7.  
Nays: None.  
Abstentions: None.

**Chairperson declared the motion approved.**

Staff mentioned there were a few items that needed to be resolved and the applicant spoke to staff prior to the meeting and believe they have a resolution. One item is to determine the location of an easement for the sanitary sewer to allow connection to the proposed lot 2 to the west, a second item was to provide an opportunity for all utilities to review and comment on the proposed easement locations and the third item was to correct the dimensions shown for the north lot line distance. Staff mentioned that this item would be brought to the Council at a future meeting, depending upon the vote tonight and receiving an updated plat.

Mr. Benedict was sworn in by the Chairperson.

Mr. Benedict stated he spoke to the Sanitary District via phone just prior to the meeting and increasing the currently proposed 10 foot easement along the north portion of proposed Lot 1 to 15 feet would be sufficient. Mr. Benedict said he needed to confirm the entity looking to purchase the proposed Lot 1 is agreeable to this, and if so, the plat will be updated.

Member McKelvie asked access to the proposed Lot 2 to the west since Olive St right-of-way goes up to the lot, but then the lot is grass. Mr. Benedict said part of the redevelopment of the lot would be to install a drive and parking. He said he has also been in communication with a property owner to the north about the potential future possibility of an access easement between their lots.

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 April 3, 2024 meeting and recommended approval.

Member Lee moved, seconded by Member Uhlmann to recommend approval of the Minor Plat with the condition that the applicant submit an updated plat showing the new easement to the north, proof utilities have had a chance to review utility easements and the correction of the north property line dimension.

## **Roll Call #2**

Ayes: Cochrane, Johnson, Lee, Markwart, McKelvie, Paulsgrove, Uhlmann, 7.

Nays: None.

Abstentions: None.

**Chairperson declared the motion approved.**

**PZ-24-0501      Public Hearing      Minor Plat, People's Lumber and Coal Company  
Subdivision, 468 E Berrien St**

The applicant, Steve Hawkinson, was present.

Mr. Hawkinson was sworn in by the Chairperson.

The Commission asked who owned one of the adjacent lots to the west that fronts on South Seminary St. Mr. Hawkinson stated it was owned by John Holt.

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 May 1, 2024 meeting and recommended approval.

Member Paulsgrove moved, seconded by Member Cochrane to recommend approval of the Minor Plat.

**Roll Call #3**

Ayes:                      Cochrane, Johnson, Lee, Markwart, McKelvie, Paulsgrove, Uhlmann, 7.

Nays:                      None.

Abstentions:          None.

**Chairperson declared the motion approved.**

**PZ-24-0502      Public Hearing      Zoning amendment, NE corner Saluda Rd & Huston St, R2 to  
R1A**

The applicant, Josh Christianson, was present.

Samantha Smith was sworn in by the Chairperson.

The Commission asked if there was water at the property. Ms. Smith said there is currently not water, maybe in the future, but in the meantime, they are using a rainwater collection method.

The Commission asked if either the applicant or staff had received concerns from any neighbors, both the applicant and staff said no contacts have been received. Staff mentioned that for all items before Planning and Zoning we have a public notice published, place a green sign on the property and send letters to adjacent property owners.

The Commission members considered the following items:

- Proposed amendment is consistent with the 2019 Comprehensive Plan which shows this area to be Single Family
- The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;

- 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 May 1, 2024 meeting and recommended approval.

Member McKelvie moved, seconded by Member Markwart to recommend approval of the Zoning amendment.

#### **Roll Call #4**

Ayes: Cochrane, Johnson, Lee, Markwart, McKelvie, Paulsgrove, Uhlmann, 7.

Nays: None.

Abstentions: None.

**Chairperson declared the motion approved**

#### **PZ-24-0503      Public Hearing      Zoning amendment, 755 N Henderson St, B1 to B2**

The applicant, Abdel Qattoum, was present.

Mr. Qattoum was sworn in by the Chairperson.

The Commission asked about proposed future uses. Mr Qattoum stated that for now they would open as a tobacco retail store. He said he and his partners own other similar locations in places such as Peoria and Bloomington and in at least one location they also have a restaurant. They may consider adding a restaurant use inside the building at some point, but not immediately.

The Commission members considered the following items:

- Proposed amendment is consistent with the 2019 Comprehensive Plan which shows this area to be Regional Commercial, which is B2
- The subject property is suitable for the proposed zoning classification.
- 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 May 1, 2024 meeting and recommended approval.

Member McKelvie moved, seconded by Member Uhlmann to recommend approval of the Zoning amendment.

#### **Roll Call #5**

Ayes: Cochrane, Johnson, Lee, Markwart, McKelvie, Paulsgrove, Uhlmann, 7.

Nays: None.

Abstentions: None.

**Chairperson declared the motion approved**

**PZ-24-0504      Public Hearing      Zoning amendment of 9 parcels north of 2135 Grand Ave,  
R1A to B2.**

The applicant, Dave Dunn, was present.

Mr. Dunn was sworn in by the Chairperson.

The Commission asked if there was a timeline on when the residence was going to be demolished. Mr. Dunn stated he has been in communication with the Galesburg Fire Department and they are interested in using the property for training purposes. It may take a few weeks for the application process through the state, an asbestos inspection and mitigation will need to be done and some other items first, so it may be 3 months before the structure is down.

The Commission members considered the following items:

- The subject property is suitable for the proposed zoning classification.
- 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 May 1, 2024 meeting and recommended approval.

Member Lee moved, seconded by Member Cochrane to recommend approval of the Zoning amendment.

**Roll Call #6**

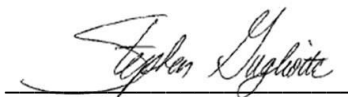
Ayes:                    Cochrane, Johnson, Lee, Markwart, McKelvie, Paulsgrove, Uhlmann, 7.

Nays:                    None.

Abstentions:        None.

**Chairperson declared the motion approved**

There being no further business, the meeting adjourned at 5:53 p.m.



Steve Gugliotta, Director of Community Development