

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
55 W TOMPKINS ST, GALESBURG, IL
Tuesday, August 20, 2024 at 5:30 p.m.

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Mark Lee, Steve McKelvie, David Uhlmann, 5.
MEMBERS ABSENT: Ardennia Leahy, Carla Markwart, Jason Paulsgrove, Neil Thomas, 4.
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

Approve Minutes of the July 9, 2024 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Zoning amendment, 275 N Seminary St, from (R3A) Multi Family to (B1) Neighborhood Business was approved by City Council at their August 5, 2024 meeting.

Receive Citizen Comment
None Received.

PZ-24-0801 Public Hearing Variances of Sections 152.231 (A) (1) for number of signs, Section 152.231 (A) (2) for size of signs and Section 152.231 (A) (5) for height of signs, 2028 N Seminary St.

The applicant, Robert Senneff and Jake Green of Graham Hospital Association, were present.

The lot area of the clinic is about 360 feet of frontage and there is a 20 foot utility easement across the front of the lot, which necessitates the sign being set back further than required.

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 request at their July 31, 2024 meeting and recommended approval.

Member Cochrane moved, seconded by Member McKelvie to recommend approval of the sign variances.

Roll Call #1

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

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

PZ-24-0802 Public Hearing Minor Plat of the Car Wash Addition, 1839 N Henderson St

The applicant was not present.

The Development Review Committee reviewed the variance request at their July 31, 2024 meeting and recommended approval if a number of items were addressed. The applicant did complete some items, but below is a list of items that still need to be addressed:

- Section 152.262 (B) (16) (a) requires written confirmation of adequate capacity from the Galesburg Sanitary District.
- Section 152.262 (B) (6) Existing sanitary and storm sewers, water mains, fire hydrants, culverts and other underground structures within the tract or on streets immediately abutting thereto shall be shown.
- Section 152.262 (B) (10) requires a statement within the surveyor certificate acknowledging whether the property is, or is not, within a flood hazard area by referencing the FEMA panel number reviewed and its effective date. In this case it is 17095C0260E, effective date of 8/2/2011.
- The Supervisor of Assessment certificate can be removed from the Minor Plat.

Member Lee moved, seconded by Member McKelvie to table the Minor Plat.

Roll Call #2

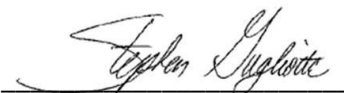
Ayes: Cochrane, Johnson, Lee, McKelvie, Uhlmann, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 5:42p.m.



Steve Gugliotta, Director of Community Development