

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
55 W TOMPKINS ST, GALESBURG, IL
Tuesday, November 19, 2024 at 5:30 p.m.

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Ardennia Leahy, Mark Lee, Carla Markwart,
Jason Paulsgrove, Neil Thomas, David Uhlmann, 8.
MEMBERS ABSENT: Steve McKelvie, 1.
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

Approve Minutes of the October 29, 2024 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Minor Plat of the Seminary Square Commercial Resubdivision No 4, located at 503 Knox Sq Dr. P&Z recommended approval and the Minor Plat was approved by City Council at their November 4th meeting.

Receive Citizen Comment
None Received.

PZ-24-1101 Public Hearing Zoning amendment, 40 E Simmons St, I to B3

Noelle Thompson, Director of the Galesburg Public Library was present on behalf of the applicant and sworn in by the Chairperson.

The Commission members considered the following items:

- Proposed amendment is consistent with the 2019 Comprehensive Plan which shows this area to be Downtown Mixed Use
- The subject property is suitable for the proposed zoning classification.
- 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 Zoning Amendment request at their November 6, 2024 meeting and recommended approval.

Member Thomas moved, seconded by Member Cochrane to recommend approval.

Roll Call #1

Ayes: Cochrane, Johnson, Leahy, Lee, Markwart, Paulsgrove, Thomas, Uhlmann, 8.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

PZ-24-1102 Public Hearing Variances of Sections 152.232 (A) (4) for height of signs, and Section 152.232 (A) (6) for minimum setback, 1720 E Main St

David Howard of Suntronix sign company was present on behalf of the applicant and sworn in by the Chairperson.

Questions were asked about the brightness and motion of the proposed sign. The current backlit sign is on a 20 amp breaker and the proposed LED sign will use 5 amps. The LED sign does have an auto dimming feature that will be used at night. This property is adjacent to residential and will need to abide by ordinance in regard to brightness and motion.

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 November 6, 2024 meeting and recommended approval.

Member Paulsgrove moved, seconded by Member Markwart to recommend approval.

Roll Call #2

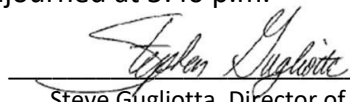
Ayes: Cochrane, Johnson, Leahy, Lee, Markwart, Paulsgrove, Thomas, Uhlmann, 8.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 5:40 p.m.



Steve Gugliotta, Director of Community Development