



Planning and Zoning Commission Agenda
Special Meeting – 5:30 p.m.

City Council Chambers
City Hall, 55 W Tompkins St
July 9, 2024

A G E N D A

Approve	Minutes of the May 21, 2023 meeting
Update	Past Planning and Zoning Commission items
Receive	General citizen comments
PZ-24-0701	Public Hearing
	<i>Tabled item</i>
	Zoning amendment, 275 N Seminary St, from (R3A) Multi Family to (B1) Neighborhood Business.

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, 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

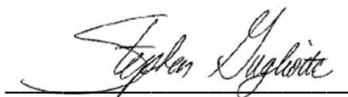
Ayes: Cochrane, Johnson, Lee, Markwart, McKelvie, Paulsgrove, Uhlmann, 7.

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



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter July 9, 2024

AGENDA ITEM: PZ-24-0701 Zoning Amendment, (R3A) Multi-Family to (B1) Neighborhood Business 275 N Seminary St.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Zoning Amendment during their June 5, 2024 meeting and recommend approval of a zoning amendment.

BACKGROUND: The applicant purchased the property in April 2023 and is proposing to sell purified and alkaline mineral water, they have described the business as a Water Store and refillery general store.

The purpose of the B1 District is to provide a limited range of convenience-oriented businesses and services primarily relying upon the patronage from the immediate neighborhoods.

KNOX COUNTY Zoning		Land Use
North	R3A, Multi-Family	Vacant Lot
West	R3A, Multi-Family	Residential
East	R3A, Multi-Family	Residential
South	R3A, Multi-Family	Residential

The 2019 Comprehensive Plan indicates this lot (actually the entire block) to be Downtown Mixed Use.

Historically, this property has been used for commercial purposes. I looked back in City Directories to 1980 and found that the last known use was Sew What Alterations from about 2007 to 2022. Before that it was a contractor's office for a few years. Before that it was Domino's pizza for about 16 years. Before that a used furniture store for a couple of years. Before that it was a takeout restaurant and before that a Wonder Bread store.

The previous uses were allowed as Non-conforming uses. Because such uses have been discontinued for a period of 180 consecutive days any future uses would need to comply with the existing zoning of the parcel, which is why they are requesting the amendment.

It is anticipated this item will go to the City Council at their July 15th on First reading and August 1st on Final reading.

SUPPORTING DOCUMENTS:

1. Criteria for zoning amendments
2. Aerial map, general location
3. B1 zoning ordinance
4. Zoning Amendment Ordinance

cc: File Copy



Zoning Map Amendment approval criteria

152.017 ZONING MAP AMENDMENTS (REZONING)

(F) *Map amendment approval criteria.* Zoning map amendments may be approved if the City Council reviews all of the following criteria:

- (1) The proposed amendment is consistent with the intent of the Comprehensive Plan;
- (2) The proposed amendment corrects an error or inconsistency or addresses some changing condition in the area; if the change is inconsistent with the Comprehensive Plan and the rezoning is approved, the Comprehensive Plan should be amended to reflect this change in use;
- (3) The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;
- (4) 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;
- (5) The proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and
- (6) The subject property is suitable for the proposed zoning classification.

(Ord. 10-3277, § 1-2.3, passed 1-4-2010; Ord. 12-3343, passed 1-23-2012)

cc: File Copy



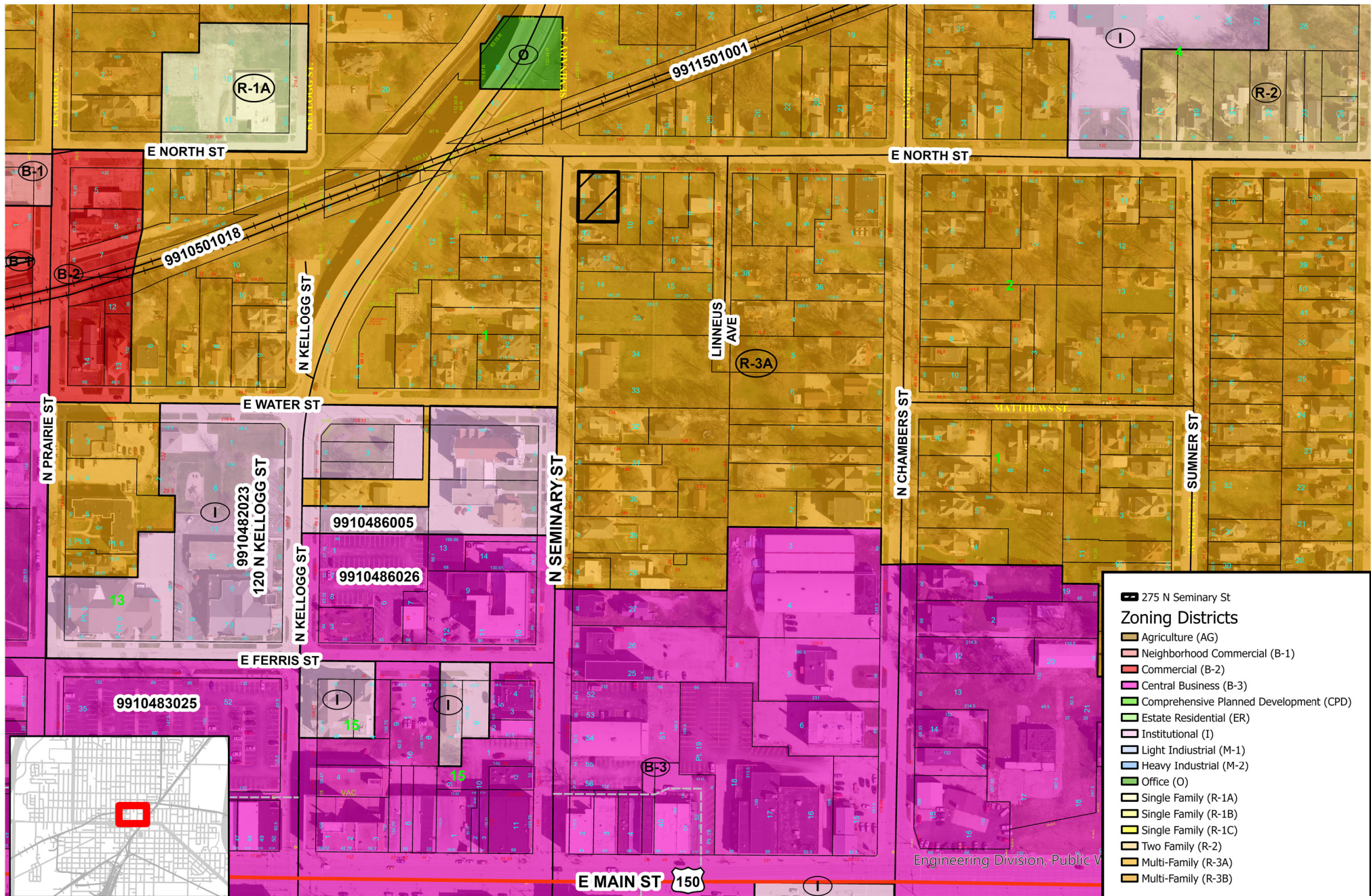
Community Development Department

Community Development Department

275 N Seminary St

Zoning Amendment R3A, Multi Family to B1, Neighborhood Business

180 90 0 180 360 540 Feet



- 275 N Seminary St
- Zoning Districts**
- Agriculture (AG)
 - Neighborhood Commercial (B-1)
 - Commercial (B-2)
 - Central Business (B-3)
 - Comprehensive Planned Development (CPD)
 - Estate Residential (ER)
 - Institutional (I)
 - Light Industrial (M-1)
 - Heavy Industrial (M-2)
 - Office (O)
 - Single Family (R-1A)
 - Single Family (R-1B)
 - Single Family (R-1C)
 - Two Family (R-2)
 - Multi-Family (R-3A)
 - Multi-Family (R-3B)

The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

May 22, 2024

§ 152.075 B1 - NEIGHBORHOOD BUSINESS DISTRICT.

(A) *Purpose.* The B1 District provides a limited range of convenience-oriented businesses and services primarily relying upon the patronage from the immediate neighborhoods.

(B) *Permissive uses.* The following are permissive uses:

- (1) Ambulance service;
- (2) Antique shop;
- (3) Art and school supply store;
- (4) Art gallery or studio;
- (5) Bait shop;
- (6) Barber shop;
- (7) Beauty shop;
- (8) Bed and breakfast;
- (9) Bicycle sales and services;
- (10) Book store;
- (11) Butcher/fish market (retail);
- (12) Camera and photographic supply store;
- (13) Candy and ice cream store;
- (14) Carpet and rug store;
- (15) China and glassware store;
- (16) Clinic;
- (17) Clothing store;
- (18) Coffee, café or teahouse;
- (19) Community facilities;
- (20) Currency exchange;
- (21) Dental office;
- (22) Dry cleaner;
- (23) Educational and philanthropic institution;
- (24) Financial institution;
- (25) Flower and plant shop;
- (26) Funeral home or mortuary;
- (27) Gift shop;
- (28) Health food store;
- (29) Interior decorating shop;

- (30) Jewelry store;
- (31) Leather and luggage store;
- (32) Loan office;
- (33) Locksmith;
- (34) Museum;
- (35) Musical instrument sales and service;
- (36) Paint and wallpaper store;
- (37) Personal service shop;
- (38) Pharmacy/drug store;
- (39) Photography studio;
- (40) Professional office;
- (41) Public building;
- (42) Religious institution/church;
- (43) Restaurant without drive-through;
- (44) Shoe store;
- (45) Single-family dwelling (detached);
- (46) Stationery store;
- (47) Studio for instruction of photography, music, drama or dance;
- (48) Transit station;
- (49) Travel bureau or agency; and
- (50) Watch, clock, sales and repair shop.

(C) *Conditional uses.* The following uses are permitted by right, subject to the additional conditions listed herein, and provided the conditional uses shall comply with the height, area and parking regulations for similar uses. All proposed conditional uses shall be reviewed by the Director of Community Development or his or her designee to ensure compliance with the development standards listed herein.

(1) Animal hospital/veterinary clinic for the care and treatment of domestic pets and animals only when kennels are located entirely within the building and are sound-proofed to meet the standards of § 152.034;

(2) The following uses, provided they do not exceed 3,000 square feet in floor area:

- (a) Bakery (retail);
- (b) Child care center, pre-kindergarten, kindergarten, play, special and other schools;
- (c) Civic theater;
- (d) Community residence (group) - see § 152.114;
- (e) Computer store;

- (f) Convenience store (without gas pumps);
- (g) Copy shop;
- (h) Craft and hobby shop;
- (i) Electrical, electronic and/or appliance store;
- (j) Farming, urban (indoor);
- (k) Furniture repair, cleaning or refinishing store;
- (l) Furniture store;
- (m) Hardware store;
- (n) Medical office;
- (o) Picture framing, sales and service;
- (p) Shoe repair;
- (q) Sporting goods store;
- (r) Tailor; and
- (s) Toy store.

(3) Dressmaking, tailoring, shoe repair, upholstering and similar trade where not more than five persons are employed on the premises at any one time;

(4) Garden supply store or greenhouse, provided they do not exceed 15,000 square feet;

(5) Laundromat or dry cleaning establishments that do not exceed ten employees on the premises at any one time;

(6) Parking lots, but only as an accessory use for customer and employee parking located on the site. Storage of construction vehicles is specifically not permitted in parking lots; and

(7) Restaurant (any size with a drive- through subject to the conditions established in § 152.134(N)).

(D) *Special uses.* The following uses require a special use permit:

- (1) Adult entertainment establishment, subject to the provisions outlined in § 152.115;
- (2) Arcade;
- (3) Catering service;
- (4) Cocktail lounge, bar or tavern, or nightclub;
- (5) Convenience store with gas pumps;
- (6) Crematory;
- (7) Gun shop;
- (8) Halfway house, subject to the provisions outlined in § 152.113;
- (9) Mail order store;
- (10) Miniature golf course (indoor);

(11) Pet shop;

(12) Pool hall;

(13) Service and repair establishment, including dyeing or cleaning works or laundry, electrical, plumbing and HVAC, printing, painting, upholstering or appliance repair;

(14) Sign shop;

(15) Skating rink (outdoor);

(16) Theater (not including drive-in theaters);

(17) Trade or business school;

(18) Storage (mini, self-serve), subject to the following conditions; maximum height of one story; and a maximum building coverage of 30% of the site; and

(19) Rage room, subject to the provisions outlined in § 152.122.

(E) *Height limits.* No building or structure shall be erected or structurally altered to exceed 35 feet. Height limits may be exceeded in accordance with the provisions outlined in § 152.030.

(F) *Minimum yards.* Every building hereafter erected or enlarged shall provide and maintain:

(1) Front yard not less than 20 feet;

(2) No minimum side yards. If provided, must be at least five feet;

(3) Rear yard not less than 20 feet; and

(4) Minimum yards may be exceeded in accordance with the provisions outlined in § 152.031.

(G) *Minimum lot areas and widths.*

(1) Single-family dwellings shall have a minimum lot area of 7,500 square feet and width of 60 feet. All other uses shall have no minimum lot area.

(2) Except for single-family dwellings, no minimum lot width shall be required in the B1 District.

(Ord. 10-3277, § 1-5.11, passed 1-4-2010; Ord. 12-3353, passed 5-21-2012; Ord. 13-3421, passed 10-21-2013; Ord. 17-3538, passed 2-6-2017; Ord. 19-3594, passed 9-16-2019; Ord. 20-3609, passed 4-6-2020; Ord. 21-3635, passed 4-19-2021)

ORDINANCE NO. _____

WHEREAS, pursuant to a public hearing duly held as required by law, the Planning and Zoning Commission to the City of Galesburg, Illinois, has reported on a proposition to amend the Zoning Map of said City as hereinafter set forth;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, ILLINOIS:

SECTION ONE: The following described real estate shall be, and the same hereby is, rezoned from R3A, Multi-Family to B1, Neighborhood Business:

Lot 11 of Hasselquist's Subdivision of Lots 1, 36 and 37 of Block 63, in the City of Galesburg, Knox County, Illinois, per Plat recorded in Volume 44 of Deeds, page 473.

Parcel Identification Numbers (PINs): portion of 99-11-351-001
Commonly known as: 275 N Seminary St, Galesburg, IL

SECTION TWO: The Zoning Map of the City of Galesburg shall be, and the same hereby is, changed in accordance with the provisions hereof.

SECTION THREE: All ordinances, or parts of ordinances, in conflict with this ordinance are, to the extent of such conflict, hereby repealed.

SECTION 3 This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Approved this ____ day of _____, 2024, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk