

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
55 W TOMPKINS ST, GALESBURG, IL
Tuesday, April 22, 2025 at 5:47 p.m.

MEMBERS PRESENT: Ardennia Leahy, Carla Markwart, Steve McKelvie, Jason Paulsgrove, Neil Thomas, 5.
MEMBERS ABSENT: Katina Cochrane, Mark Lee, 2.
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Staff declared quorum present.

The floor was opened for nominations of Chairperson. Member Thomas nominated Member Paulsgrove. No other nominations were brought forward.

Roll Call #1

Ayes: Leahy, Markwart, McKelvie, Paulsgrove, Thomas, 5.
Nays: None.
Abstentions: None.

Chairperson declared the motion approved

The floor was opened for nominations of Vice-Chairperson. Member McKelvie nominated Member Lee. No other nominations were brought forward.

Roll Call #2

Ayes: Leahy, Markwart, McKelvie, Paulsgrove, Thomas, 5.
Nays: None.
Abstentions: None.

Chairperson declared the motion approved

Approve Minutes of the November 19, 2024 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Zoning amendment, 40 E Simmons St, from Institutional (I) to Central Business (B3). P&Z recommended approval and the zoning amendment was approved by City Council at their December 16, 2024 meeting.

- Variance of the height and setback of a sign located at 1720 E Main St was approved. A sign permit was issued in January 2025 and the project is now complete.

Receive Citizen Comment
None Received.

PZ-25-0401 Public Hearing Special Use request to allow concrete crushing and processing, 538 Louisville Rd.

The applicant, Hein Construction, was present.

The Commission members considered the following items:

- Proposed use is consistent with the 2019 Comprehensive Plan, which shows this area to be Industrial
- The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare
- The special use will not be injurious to the use and enjoyments of adjacent properties for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood
- The Development Review Committee reviewed the Special Use request at their April 2, 2025 meeting and recommended approval.

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

Roll Call #3

Ayes: Leahy, Markwart, McKelvie, Paulsgrove, Thomas, 5.
Nays: None.
Abstentions: None.

Chairperson declared the motion approved

PZ-25-0402 Public Hearing Zoning Amendment of 3176 Dover Lane from R-3A, Multi-Family to R-1A, Single Family.

The applicant was not present.

The Commission members considered the following items:

- Proposed use 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 Zoning Amendment request at their April 2, 2025 meeting and recommended approval.

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

Roll Call #4

Ayes: Leahy, Markwart, McKelvie, Paulsgrove, Thomas, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

PZ-25-0403 Public Hearing Minor Plat of the Knight Subdivision, SE corner of Locust St & Conger St

Jay Barshinger was present on behalf of Habitat for Humanity.

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 2, 2025 meeting and recommended approval.

Member McKelvie moved, seconded by Member Leahy to recommend approval of the Minor Plat.

Roll Call #5

Ayes: Leahy, Markwart, McKelvie, Paulsgrove, Thomas, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

PZ-25-0404 Public Hearing Zoning Amendment from (R3A) Multi-Family and (I) Institutional to (B3) Central Business, 167 N Kellogg and adjacent parking lot.

The applicant, Russell Preston, was present.

The Commission members considered the following items:

- Proposed use is consistent with the 2019 Comprehensive Plan, which shows this area to be Downtown Mixed Use
- 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 April 2, 2025 meeting and recommended approval.

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

Roll Call #6

Ayes: Leahy, Markwart, McKelvie, Paulsgrove, Thomas, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

PZ-25-0405 Public Hearing Zoning Amendment from (B1) Neighborhood Business to (B2) General Business, 1120 N Henderson St.

The applicant, Rob Benedict was present.

Member Thomas asked if there were any concerns about traffic flow. Mr. Benedict said he has hired Bruner, Cooper and Zuck as the design firm and they are considering options that would factor in the building location on the lot, stacking spaces and the utilization of Olive Street which is accessible on the west end of the property.

The Commission members considered the following items:

- Proposed use is consistent with the 2019 Comprehensive Plan, which shows this area to be Regional Commercial
- 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 April 2, 2025 meeting and recommended approval.

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

Roll Call #7

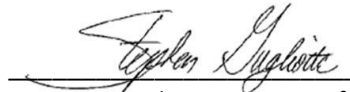
Ayes: Leahy, Markwart, McKelvie, Paulsgrove, Thomas, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 6:09 p.m.

A handwritten signature in black ink, appearing to read "Steve Gugliotta", written over a horizontal line.

Steve Gugliotta, Director of Community Development