

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
55 W TOMPKINS ST, GALESBURG, IL
Tuesday, December 16, 2025 at 5:30 p.m.

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

Chairperson declared quorum present.

Approve Minutes of the July 22, 2025 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Zoning Amendment from Institutional to Central Business, 640 sq ft of PIN 99-15-206-002. This is a small strip of land at the former Library property at 40 W Simmons St. This was approved by the City Council at their August 4, 2025 meeting.

Receive Citizen Comment

None Received.

PZ-25-1201 Public Hearing Variance of Table 152.155 (B) (3) for minimum parking requirements, 247 S Seminary Street.

The Commission members considered the following items:

- That the situation of the owner is due to unique physical circumstances of the portion of the property the applicant is leasing; and
- That the variance, if granted, will not alter the essential character of the neighborhood; and
- That the purpose of the variance is not based exclusively upon a desire to make more money out of the property; and
- That the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

- That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood; and
- The Development Review Committee reviewed the proposed Ordinance at their December 3, 2025 meeting and recommended approval.

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

Roll Call #1

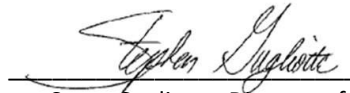
Ayes: Leahy, Lee, McKelvie, Paulsgrove, M. Thomas, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 5:37 p.m.

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

Steve Gugliotta, Director of Community Development