



Planning and Zoning Commission Agenda

City Council Chambers
City Hall, 55 W Tompkins St
5:30 p.m. on July 22, 2025

AGENDA

Approve	Minutes of the June 17, 2025 meeting
Update	Past Planning and Zoning Commission items
Receive	General citizen comments
PZ-25-0701	Public Hearing Zoning Amendment Institutional to Central Business, 640 sq ft of PIN 99-15-206-002

COMMISSION MEMBERS: PLEASE NOTIFY ME IF YOU ARE UNABLE TO ATTEND AT 345-3619.

cc: Mayor	Alderspersons (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, April 22, 2025 at 5:30 p.m.

MEMBERS PRESENT: Katina Cochrane, Ardennia Leahy, Carla Markwart, Steve McKelvie, Mark Thomas, 5.
MEMBERS ABSENT: Mark Lee, Jason Paulsgrove, Neil Thomas, 3.
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairperson declared quorum present.

Approve Minutes of the April 22, 2025 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Special Use request to allow concrete crushing and processing, 538 Louisville Rd was approved.
- Zoning Amendment of 3176 Dover Lane from R-3A, Multi-Family to R-1A, Single Family. P&Z recommended approval, and the zoning amendment was approved by City Council at their May 19, 2025 meeting.
- Minor Plat of the Knight Subdivision, SE corner of Locust St & Conger St. P&Z recommended approval, and the Council approved the subdivision plat at their May 5, 2025 meeting.
- Zoning Amendment from (R3A) Multi-Family and (I) Institutional to (B3) Central Business, 167 N Kellogg and an adjacent parking lot. P&Z recommended approval, and the zoning amendment was approved by City Council at their May 19, 2025 meeting.
- Zoning Amendment from (B1) Neighborhood Business to (B2) General Business, 1120 N Henderson St. P&Z recommended approval, and the zoning amendment was approved by City Council at their May 19, 2025 meeting.

Receive Citizen Comment

None Received.

PZ-25-0601 Public Hearing Ordinance amendment for Solar Energy Systems

The Commission members considered the following items:

- The proposed changes provide a clear and equitable framework for solar energy systems and support the City's commitment to sustainability, energy efficiency, and orderly development
- The Development Review Committee reviewed the proposed Ordinance at their June 4, 2025 meeting and recommended approval.

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

Roll Call #1

Ayes: Cochrane, Leahy, Markwart, McKelvie, M. Thomas, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

PZ-25-0602 Public Hearing Ordinance amendment for Wind Energy Systems

The Commission members considered the following items:

- The amendment establishes standards for the permitting, design, installation, operation, and decommissioning of large wind energy systems to ensure public safety, minimize negative impacts on surrounding properties, and encourage renewable energy development in a responsible manner.
- The Development Review Committee reviewed the proposed Ordinance at their June 4, 2025 meeting and recommended approval.

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

Roll Call #2

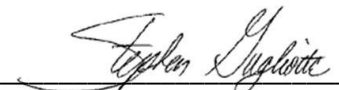
Ayes: Cochrane, Leahy, Markwart, McKelvie, M. Thomas, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 5:57 p.m.



Steve Gugliotta, Director of Community Development



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter July 22, 2025

AGENDA ITEM: PZ-25-0701 Zoning Amendment from I, Institutional to B3, Central Business District for a portion of parcel identification number 99-15-206-002.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Zoning Amendment request during their July 2, 2025 meeting and recommend approval.

BACKGROUND: In July 1983, the City Council approved a request by the library to construct an addition that would slightly extend over the property line into City Public Parking Lot L, 140 S Cherry St. Now that the library will be selling their property, the City Council at their July 7, 2025 meeting approved the sale of approximately 610 square feet of land to the Library so there are clearly defined property lines and the entire building is on one parcel.

With the approved sale of the strip of land, the next step is to amend the zoning of that strip of land to B3, Central Business District so it is the same as the zoning of the former library at 40 E Simmons St that was approved in December 2024.

The purpose of the B3 District is to provide for a wide range of businesses and services typically located in an urban downtown environment such as retail, residential, governmental, office, cultural, hotel, entertainment and ancillary uses. This district also serves to maintain the traditional business core of the city, and allow a mix of businesses, office, governmental and residential uses to encourage social, cultural and civic functions.

GALESBURG Zoning		Land Use
North	B-3, Central Business	Vacant building
West	I, Institutional	Public Safety Building
East	B-3, Central Business	Office / Retail
South	I, Institutional	Parking lot

The 2019 Comprehensive Plan indicates this area to be Downtown Mixed Use (which is B3).

It is anticipated this item will go to the City Council August 4th on First reading and August 18th on Final reading.

SUPPORTING DOCUMENTS:

1. Criteria for zoning amendments
2. Aerial map, general location
3. Survey plat highlighting strip of land for zoning amendment
4. Zoning Amendment Ordinance

cc: File Copy



Zoning Map Amendment approval criteria

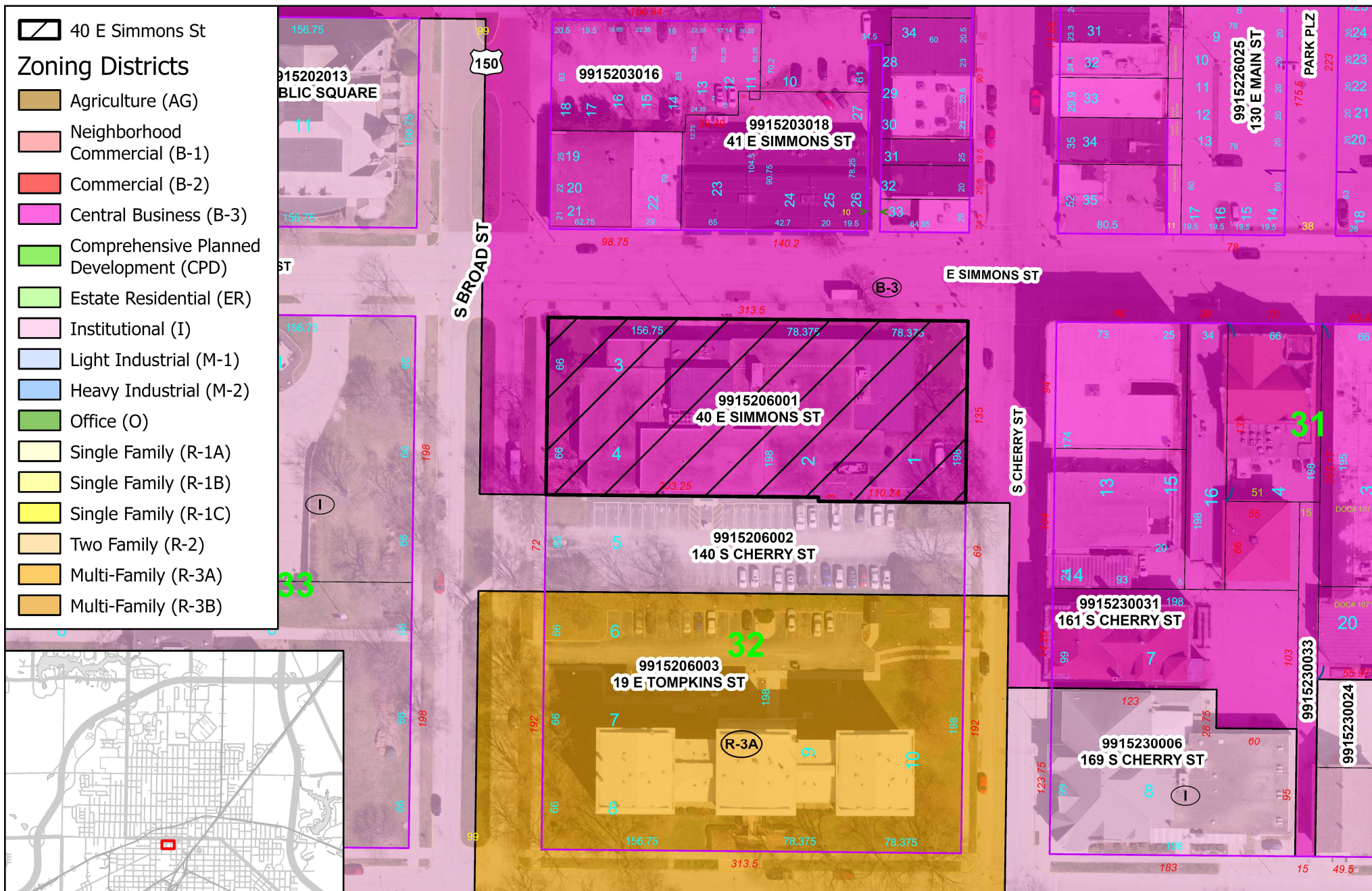
152.017 ZONING MAP AMENDMENTS (REZONING)

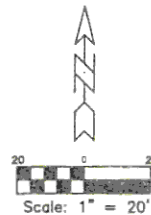
- (F) *Map amendment approval criteria.* Zoning map amendments may be approved if the City Council reviews all of the following criteria:
- (1) The proposed amendment is consistent with the intent of the Comprehensive Plan;
 - (2) The proposed amendment corrects an error or inconsistency or addresses 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

40 E Simmons St
Zoning amendment request,
I, Institutional to B-3, Central Business





(R) INDICATES RECORDED DISTANCE
ALL DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED

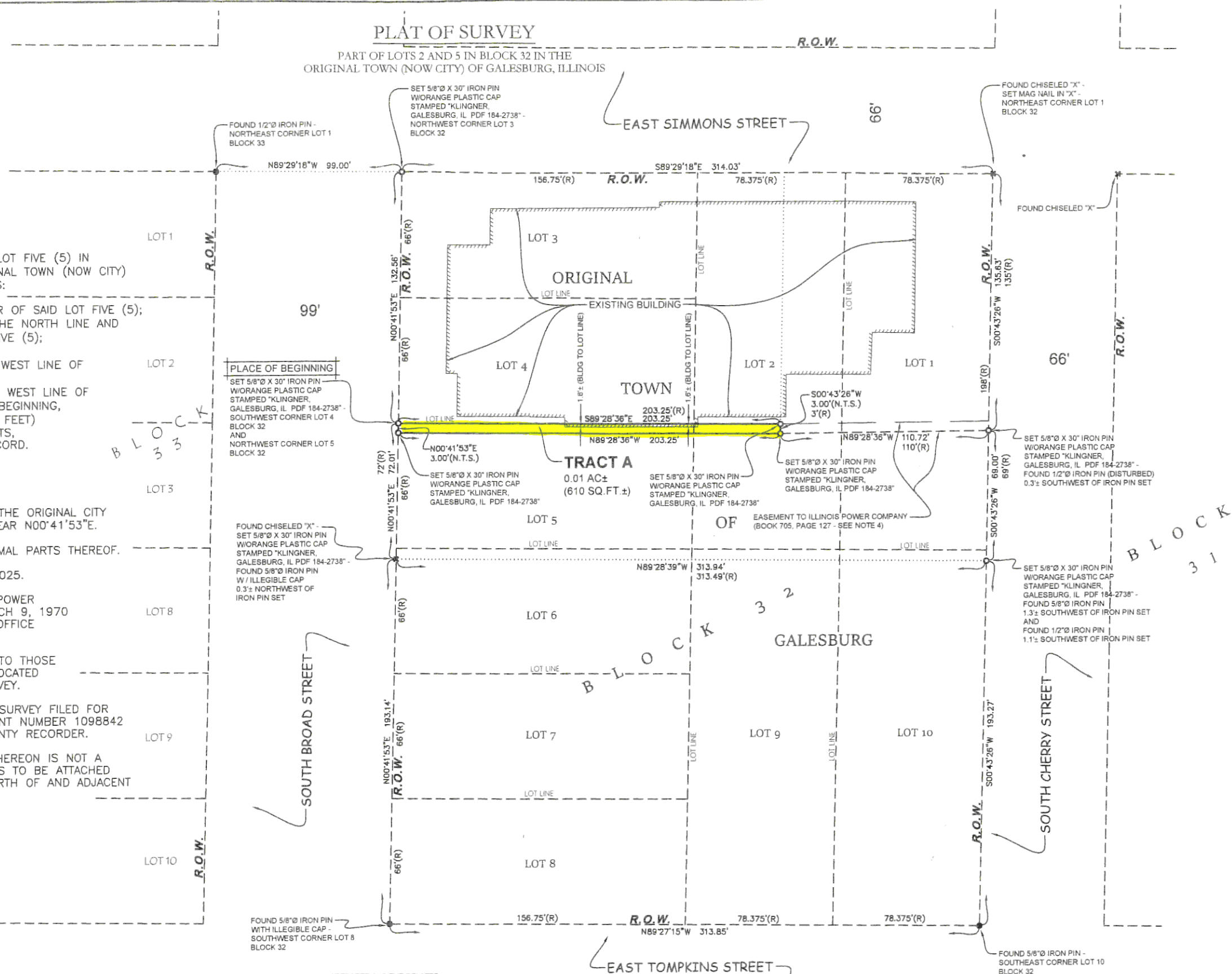
DESCRIPTION: (TRACT A)

PART OF LOT TWO (2) AND PART OF LOT FIVE (5) IN
BLOCK THIRTY TWO (32) IN THE ORIGINAL TOWN (NOW CITY)
OF GALESBURG, KNOX COUNTY ILLINOIS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT FIVE (5);
THENCE S89°28'36"E 203.25' ALONG THE NORTH LINE AND
NORTH LINE EXTENDED OF SAID LOT FIVE (5);
THENCE S00°43'26"W 3.00';
THENCE N89°28'36"W 203.25' TO THE WEST LINE OF
SAID LOT FIVE (5);
THENCE N00°41'53"E 3.00' ALONG THE WEST LINE OF
SAID LOT FIVE (5) TO THE PLACE OF BEGINNING,
CONTAINING 0.01 ACRES (610 SQUARE FEET)
MORE OR LESS, SUBJECT TO EASEMENTS,
AGREEMENTS OR RESTRICTIONS OF RECORD.

NOTE:

1. THE WEST LINE OF BLOCK 32 IN THE ORIGINAL CITY
OF GALESBURG IS ASSUMED TO BEAR N00°41'53"E.
2. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
3. FIELD WORK COMPLETED MAY 6, 2025.
4. REFER TO EASEMENT TO ILLINOIS POWER
COMPANY FILED FOR RECORD MARCH 9, 1970
IN BOOK 705, PAGE 127 IN THE OFFICE
OF THE KNOX COUNTY RECORDER.
5. IMPROVEMENTS EXIST IN ADDITION TO THOSE
SHOWN HEREON AND WERE NOT LOCATED
OR SHOWN AS PART OF THIS SURVEY.
6. REFER TO RETRACEMENT PLAT OF SURVEY FILED FOR
RECORD MAY 7, 2025 AS DOCUMENT NUMBER 1098842
IN THE OFFICE OF THE KNOX COUNTY RECORDER.
7. TRACT A SHOWN AND DESCRIBED HEREON IS NOT A
BUILDABLE TRACT BY ITSELF AND IS TO BE ATTACHED
TO PARCEL LYING IMMEDIATELY NORTH OF AND ADJACENT
TO SAID TRACT A.



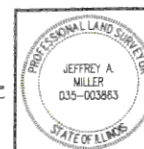
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED
SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I
AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A
BOUNDARY SURVEY.

JEFFREY A. MILLER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3863
LICENSE EXPIRES 11/30/2028
DESIGN FIRM NO. 184-2738
SHEETS COVERED UNDER THIS SEAL: SHEET 1

DATE

NON-REDUCED SHEET SIZE: 30"x42"
FULL SIZED DRAWING HAS BEEN
PREPARED USING STANDARD SCALES.
REDUCED SIZE DRAWING MAY NOT
CONFORM TO STANDARD SCALES.



DRAWN: GEP CHECKED: J.M. BOOK: G838 PAGE: 12 NO. REVISIONS:
KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Burlington, Iowa www.klingner.com
Quincy, IL; Hannibal, MO
Galesburg, IL; Peoria, IA; Davenport, IA
Columbia, MO; Carbondale, IL

PLAT OF SURVEY
REQUESTED BY
GALESBURG PUBLIC LIBRARY

DATE: 5/12/25
DRAWING NO.
22-3011
SHEET NO.
1 OF 1

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 I, Institutional to B3, Central Business District:

Part of Lot Two and Part of Lot Five in Block Thirty Two in the original town (now City) of Galesburg, Knox County, Illinois:

Beginning at the Northwest corner of Lot Five; thence S 89°28'36" E 203.25' along the North line and North line extended of Lot Five; thence S 00°43'26" W 3.00'; thence N 89°28'36" W 203.25' to the West line of Lot Five; thence N 00°41'53" E 3.00' along the West line of said Lot Five to the place of beginning, containing 0.01 acres (610 square feet) more or less, subject to easements, agreements or restrictions of record.

Parcel Identification Numbers (PINs): 99-15-206-002 (portion of)
Commonly known as: 40 E Simmons 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 FOUR: 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 _____, 2025, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Kelli R. Bennewitz, City Clerk

Peter Schwartzman, Mayor