



Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers
City Hall, 55 W Tompkins St
April 21, 2026

A G E N D A

Approve	Minutes of the March 24, 2026 meeting
Update	Past Planning and Zoning Commission items
Receive	General citizen comments
PZ-26-0401	Public Hearing Setback variance, 1195 N Broad St.

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

cc: Mayor
Alderspersons (7)
City Manager
Assistant City Manager & Director of Engagement/Public Information Officer (PIO)
City Attorney
Deputy City Clerk
Director of Information Systems
Director of Public Works
Buildings & Grounds
News Media
File Copy

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
55 W TOMPKINS ST, GALESBURG, IL
Tuesday, March 24, 2026 at 5:30 p.m.

MEMBERS PRESENT: Ardennia Leahy, Mark Lee, Carla Markwart, Steve McKelvie, Jason Paulsgrove, Mark Thomas, 6.
MEMBERS ABSENT: Katina Cochrane, 1.
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairperson declared quorum present.

Approve Minutes of the January 13, 2026 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Special Use request to allow a community solar installation, 275 Lloyd Stearman Drive was approved at the last Planning & Zoning Commission meeting.
- Minor Plat of the Davis and Sons Storage Subdivision, 688 US Hwy 150 E and 671 Knox Rd 1400 N. was recommended for approval by the Planning & Zoning Commission. City Council approved the Minor Plat at their February 2, 2026 meeting.
- Minor Plat of the Ladner Land Subdivision, 123-129 Knox Hwy 31 was recommended for approval by the Planning & Zoning Commission. City Council approved the Minor Plat at their February 2, 2026 meeting.

Receive Citizen Comment

None Received.

**PZ-26-0301 Public Hearing Variance of area covered by ground solar energy system,
1037 Willard St.**

The Commission members considered the following items:

- The system will be located in the rear yard, will comply with all setback and height requirements, and will remain well within the allowable accessory structure coverage for the property. The proposed installation appears consistent with the intent of the zoning ordinance to allow accessory renewable energy systems while maintaining reasonable site impacts; 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 request at their March 4, 2026 meeting and recommended approval.

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

Roll Call #1

Ayes: Leahy, Lee, Markwart, McKelvie, Paulsgrove, Thomas, 6.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

PZ-26-0302 Public Hearing Minor Plat of the 144 N. Broad Street Subdivision

The Commission members considered the following items:

- The subdivision is in compliance with the Development Ordinance.
- The Development Review Committee reviewed the request at their February 4, 2026 meeting and recommended approval.

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

Roll Call #2

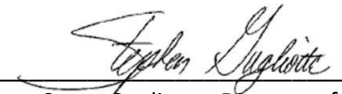
Ayes: Leahy, Lee, Markwart, McKelvie, Paulsgrove, Thomas, 6.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 5:50 p.m.



Steve Gugliotta, Director of Community Development



Planning & Zoning Commission Meeting

Agenda Item Overview

April 21, 2026

AGENDA ITEM: PZ-26-0401 Setback Variance for two pergolas, 1195 N Broad St.

SUMMARY RECOMMENDATION: The Development Review Committee members considered the variance request at its April 1, 2026 meeting and recommended approval of the setback reduction to 8.75 feet.

BACKGROUND: The applicant is seeking a variance of the minimum required setback in the R-1B zoning district.

Section 152.068 establishes a minimum setback of 25 ft. Section 152.031 B) 3) b) allows a lessor front yard as determined by the average setbacks of existing buildings. Section 152.019 B) 1) allows for a variance request of up to 30% of the required setback.

In this case, the required front yard is 12.50 feet and if a 30% variance is granted the setback would be 8.75. The applicant is requesting a variance to allow for the installation of two pergolas on the outdoor patio on the north side of the existing building. This request is a part of a renovation project for Judy's Café.

GALESBURG Zoning		Land Use
North	R-1A, Single Family Residential	Single family home
West	R-1B, Single Family Residential	Single family home
East	R-1B, Single Family Residential	Single family home
South	R-1B, Single Family Residential	Single family home

SUPPORTING DOCUMENTS:

1. Standards for granting sign variances
2. Aerial – General location
3. Application

cc: File Copy



COMMUNITY DEVELOPMENT DEPARTMENT

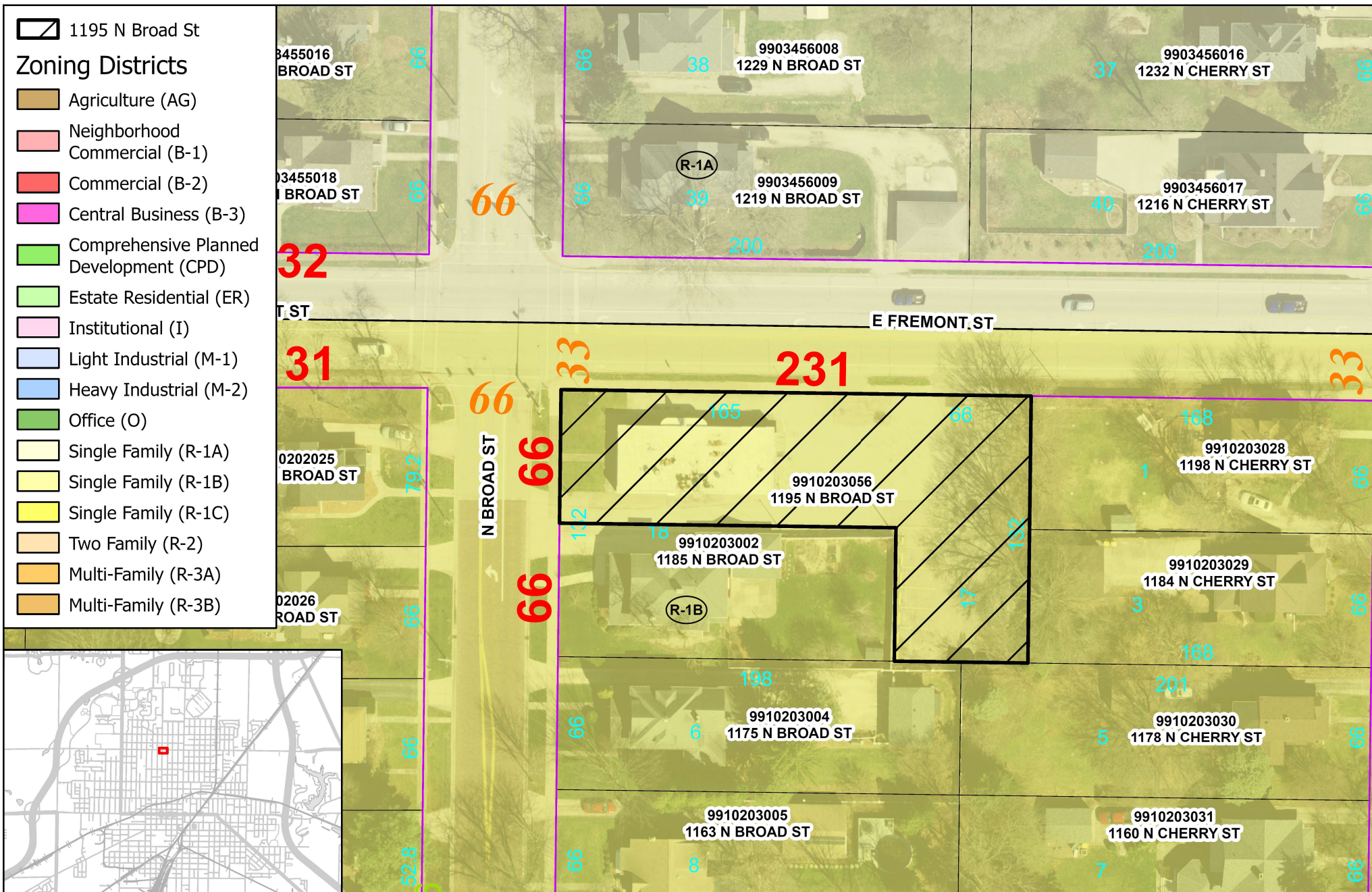
Operating Under Council – Manager Government Since 1957

(C) *Standards for granting variances.*

- (1) The Planning and Zoning Commission shall not vary the provisions of this chapter as authorized in this section unless it shall have made affirmative findings based upon the evidence presented to it in each of the following specific cases:
 - (a) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. Applicants must submit evidence identifying the price paid for the property. Paying more for the property than it is worth, purchasing it at a price which anticipates and obtains variances, or showing that the property would be worth more if a variance is granted is not evidence of lack of a reasonable return;
 - (b) That the situation of the owner is due to unique physical circumstances of the property; and
 - (c) That the variance, if granted, will not alter the essential character of the neighborhood.
- (2) For the purpose of supplementing the above standards, the Planning and Zoning Commission, in making this determination whenever there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
 - (a) That the particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;
 - (b) That the conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification;
 - (c) That the purpose of the variance is not based exclusively upon a desire to make more money out of the property;
 - (d) That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
 - (e) 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
 - (f) 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.
- (3) The Planning and Zoning Commission may require conditions and restrictions upon the premises benefited by a variance as may be necessary to comply with the standards set forth in this division (C) to reduce or minimize the injurious effect of the variance upon other property in the neighborhood, and to implement the general purpose and intent of this chapter.



1195 N Broad St



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

March 11, 2026

VARIANCE APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

Judy's Family Cafe

PETITIONER INFORMATION:

Judy

1195 N Broad St

GALESBURG IL 61401

Primary contact name

Mailing address

City, State, Zip

309 351 5930

Phone

Fax

Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship

Name

Company

Mailing Address

Phone #

Applicant

HENRY AND LINDA LLC

Owner(s)

Developer(s)

Engineer

Surveyor

Agent/Attorney

SITE INFORMATION:

Acres

Site address or location

Property Identification Number (PIN)

1195 N Broad St Galesburg IL 61401 . 9910203056

WHAT SPECIFIC ORDINANCE SECTION(S) ARE YOU REQUESTING A VARIANCE:

152.068

ZONING INFORMATION:

R-1B

Current Zoning

Restaurant

Existing Land Use

2/5/2026 2:47:46 PM



PROJECT CONTACT:
EMILY STORM
(309) 912-3750
emily@streamlinearchitects.com

LUZ UPEGUI
(309) 558-8628
luz@streamlinearchitects.com

1. ALL WORK SHALL BE COMPLIANT WITH THE CODES, ORDINANCES, & REGULATIONS OF THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT LOCATION.
2. ALL DIMENSIONS ARE TO FACE OF EXISTING TO EXISTING UNLESS NOTED OTHERWISE.
3. MECHANICAL CONTRACTOR TO VERIFY ALL EXISTING SYSTEMS ARE IN COMPLIANCE WITH ALL APPLICABLE CODES.
4. ELECTRICAL CONTRACTOR TO VERIFY ALL EXISTING SYSTEMS ARE IN COMPLIANCE WITH ALL APPLICABLE CODES.
5. ALL WORK TO BE DESIGNED BY ELECTRICAL CONTRACTOR.
6. PLUMBING CONTRACTOR TO VERIFY ALL EXISTING SYSTEMS ARE IN COMPLIANCE WITH ALL APPLICABLE CODES.
7. CONTRACTOR TO VERIFY ALL HARDWARE MEETS ALL APPLICABLE CODES & REGULATIONS.
8. PROVIDE CONTROL JOINTS IN GYPSUM BOARD ASSEMBLIES AS INDICATED & PER GYPSUM BOARD MANUFACTURER RECOMMENDATIONS.
9. PROVIDE WORK JOINTS AT MINIMUM INTERVALS & IN CONJUNCTION WITH DOOR HEADS.

1. ALL FIXTURES TO BE CENTERED IN CEILING TILE
2. ALL GRIDS TO BE CENTERED IN ROOMS, U.N.O.
3. ALL LIGHT FIXTURES INSTALLED IN SOFFITS TO BE CENTERED WITHIN WIDTH, U.N.O.
4. ALL SUSPENDED CEILING GRIDS, MECH. SYSTEMS, AUTO SPRINKLER SYSTEMS & PLUMBING TO BE CENTERED FROM THE BOTTOM OF JOIST WHERE APPLICABLE.
5. GENERAL CONTRACTOR TO CONFIRM CEILING LAYOUT & COORDINATE MECHANICAL, FIRE PROTECTION & PLUMBING LAYOUTS FROM THE BOTTOM OF JOIST WHERE APPLICABLE.
6. LIGHTING SHOWN FOR REFERENCE ONLY. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL LAYOUT, SWITCHING COORDINATION & LIGHT LEVELS PER OWNER & A/H.
7. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

	GWB CEILING
	2 x 2 SUSPENDED CEILING 151x116 GRID W/ ACOUSTICAL CEILING TILE - WHITE
*ALL LIGHT FIXTURES SHOWN IN RCP ARE BY NEW	
	PENDANT FIXTURE
	VANITY SCONCE
	EXHAUST FAN / LIGHT COMBO
	2 X 4 FLAT PANEL LED LIGHT FIXTURE
	2 X 4 FLAT PANEL LED LIGHT FIXTURE
	DECORATIVE LIGHT
	EXIT LIGHT / EMERGENCY LIGHT LIGHTED FACE OF SIGN IS SHAKED W/ 90 MIN. BATTERY
	EXIT SIGN
	RECESSED CANISTER LIGHT
	RECESSED TRACK LIGHT
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JUDY WANG
"S FAMILY CAFE
1195 N BROAD ST
GALESBURG, IL

Project number	26-001
Date	02/05/2026
Drawn by	EJS/LAU
Checked by	CJR

FIRST FLOOR
PLAN & RCP

A101



① FIRST FLOOR PLAN
1/4" = 1'-0"

② REFLECTED CEILING PLAN
1/4" = 1'-0"