



Planning and Zoning Commission Agenda

City Council Chambers

September 22, 2026

5:30 p.m.

Call to Order

Approve Minutes of the August 18, 2026 meeting

Update Past Planning and Zoning Commission items

Receive General citizen comments

PZ-26-0901 Public Hearing Variance for ground-mounted solar energy system, located at 544 Franklin Ave.

Adjournment

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

DATE: August 18, 2026, 5:30 p.m.

PLACE: City Council Chambers, 55 West Tompkins Street, Galesburg, IL

MEMBERS PRESENT: Katina Cochrane, Ardennia Leahy, Carla Markwart, Steve McKelvie, Dusty Scott, Mark Thomas, 6.

MEMBERS ABSENT: Mark Lee, Jason Paulsgrove, 2.

OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairperson declared quorum present.

Approve Minutes of the July 21, 2026 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Variance for two wall signs, increased size and not facing a street, located at 247 S Seminary St. were approved. Applications for sign permits have been received.
- Preannexation Agreement for Property Identification Numbers 95-34-301-001 and 05-34-301-003, generally located east of 531 W Carl Sandburg Dr and west of 3175 N Henderson St. After the meeting, the applicant withdrew their request.
- Preannexation Agreement for Property Identification Numbers 09-04-300-018 and 09-04-100-006, generally located in the 1600 block of W Carl Sandburg Dr. After the meeting, the applicant withdrew their request.

Receive Citizen Comment

None Received.

PZ-26-0801	Public Hearing	Amendment to Preannexation Agreement to modify the zoning, located at 604 US Hwy 150 E.
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The Commission members considered the following items:

- The M2, Heavy Industrial zoning district provides for industrial uses that have areas for storage of raw materials and heavy equipment.
- The proposed amendment will allow continued operation of the existing business that is compatible with existing uses and zoning of nearby property;
- The Development Review Committee reviewed the request at their August 5, 2026 meeting and recommended approval.

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

Roll Call #1

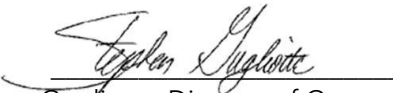
Ayes: Cochrane, Leahy, Markwart, McKelvie, Scott, Thomas, 6.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 5:36 p.m.

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

Steve Gugliotta, Director of Community Development



Planning & Zoning Commission Meeting

Agenda Item Overview

September 22, 2026

AGENDA ITEM: PZ-26-0901 Variance of area covered by a private ground-mounted solar energy system, located at 544 Franklin Ave.

SUMMARY RECOMMENDATION: The Development Review Committee members considered the request at its September 2, 2026 meeting and recommended approval.

BACKGROUND: The applicant is requesting a variance from the maximum allowed area for a private ground-mounted solar energy system. Section 152.123 (l) (3) (c) of the Zoning Ordinance establishes a maximum aggregate area of 200 sq. ft. in residential zoning districts. The applicant proposes installing 630 sq. ft. of solar panels.

Private ground-mounted solar energy systems are regulated as accessory uses under the zoning ordinance. Aside from the requested variance for system size, the proposed installation complies with all other applicable zoning requirements:

- **Setbacks:** Accessory structures located more than 10 feet from the principal structure must maintain a minimum setback of 3 feet from the side and rear property lines and 4 feet between other accessory structures. The proposed installation meets these requirements.
- **Rear Yard Coverage:** The combined footprint of all accessory structures may not exceed 30% of the rear yard. The combined area of the existing detached sheds and proposed solar array meet these requirements.
- **Height:** Ground-mounted solar energy systems may not exceed 12 feet in height, and the proposed installation meets these requirements.

The property is currently zoned R-1A, Single Family Residential. A private solar energy system is a permitted accessory use in this district.

Zoning		Land Use
North	R-1A, Single Family Residential	Single Family Residential
West	R-1A, Single Family Residential	Single Family Residential
East	R-1A, Single Family Residential	Single Family Residential
South	R-1A, Single Family Residential	Single Family Residential

SUPPORTING DOCUMENTS:

1. Standards for granting variances
2. Aerial - General location
3. Application
4. Site plan for general layout

cc: File Copy



(C) *Standards for granting variances.*

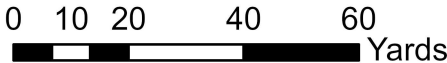
- (1) The Planning and Zoning Commission shall not vary the provisions of this chapter as authorized in this section unless it shall have made affirmative findings based upon the evidence presented to it in each of the following specific cases:
 - (a) That the property in question cannot yield a reasonable 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.



Community Development Department
Community Development Department

Solar Variance

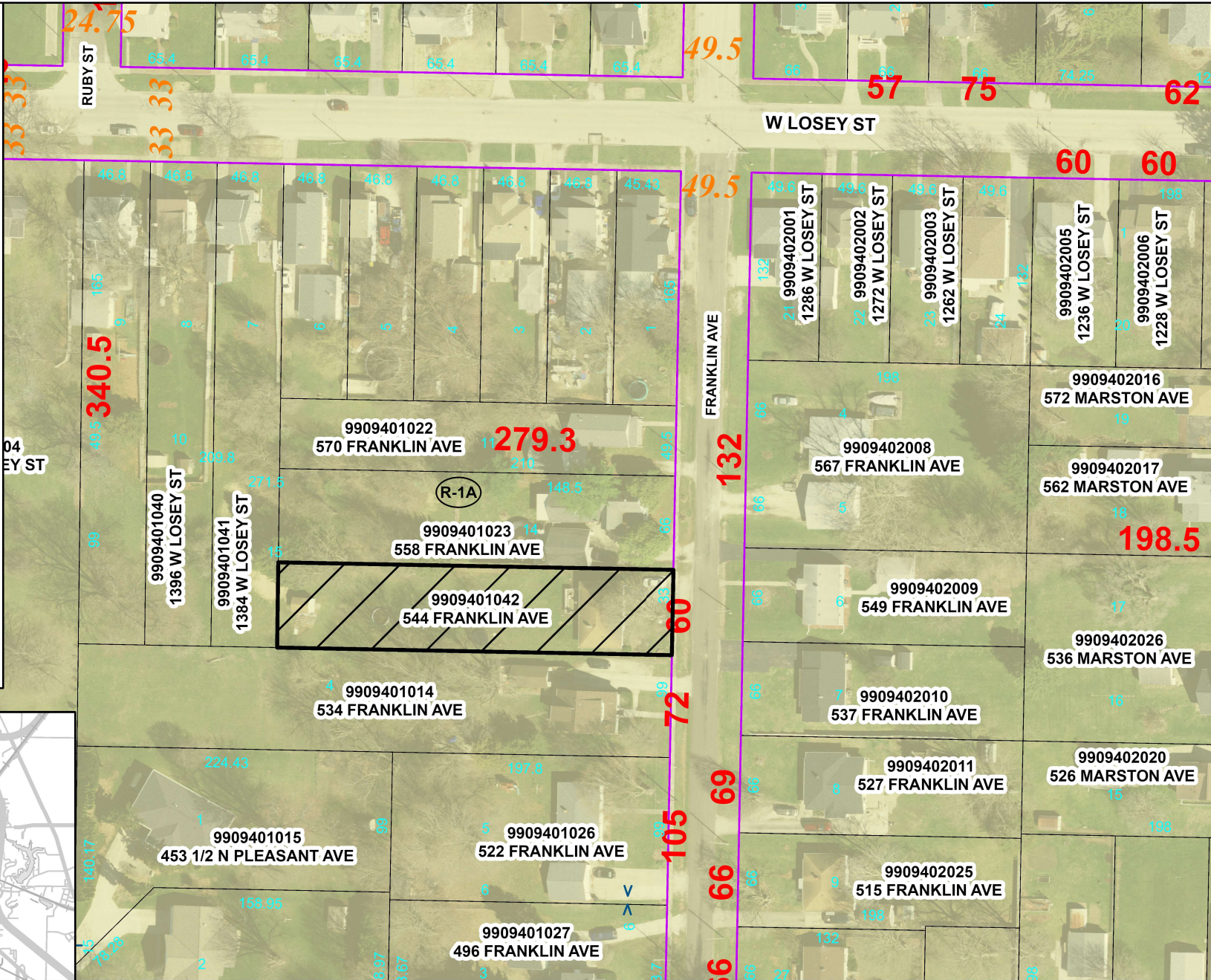
544 Franklin Ave



544 Franklin Ave

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

August 14, 2026

VARIANCE APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

544 Franklin Ave, Galesburg, IL, 61401

PETITIONER INFORMATION:

Vincent Cortese	2605 N Hamlin Ave Unit 3	Chicago, IL 60647
Primary contact name	Mailing address	City, State, Zip
(203) 667-2885		areej@corteseenergyco.com
Phone	Fax	Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Applicant	Vincent Cortese	The Cortese Energy Company LLC	2605 N Hamlin Ave Unit 3 Chicago, IL 60647	(203) 667-2885
Owner(s)	Jeremy Turnipseed		544 Franklin Ave, Galesburg, IL, 61401	(309) 351-0861
Developer(s)				
Engineer				
Surveyor				
Agent/Attorney				

SITE INFORMATION:

0.38	544 Franklin Ave, Galesburg, IL, 61401	9909401042
Acres	Site address or location	Property Identification Number (PIN)

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

§ 152.123(l)(3)(c) — to exceed the 200 square foot aggregate size limit for ground-mounted solar energy systems in a residential zoning district.

ZONING INFORMATION:

R-1A
Current Zoning

Single-family residential

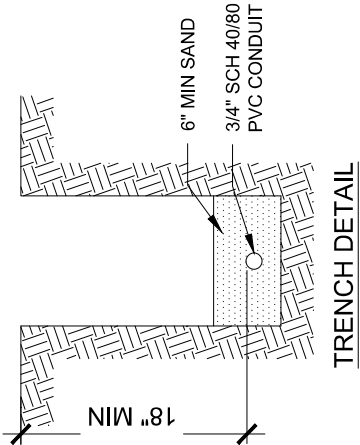
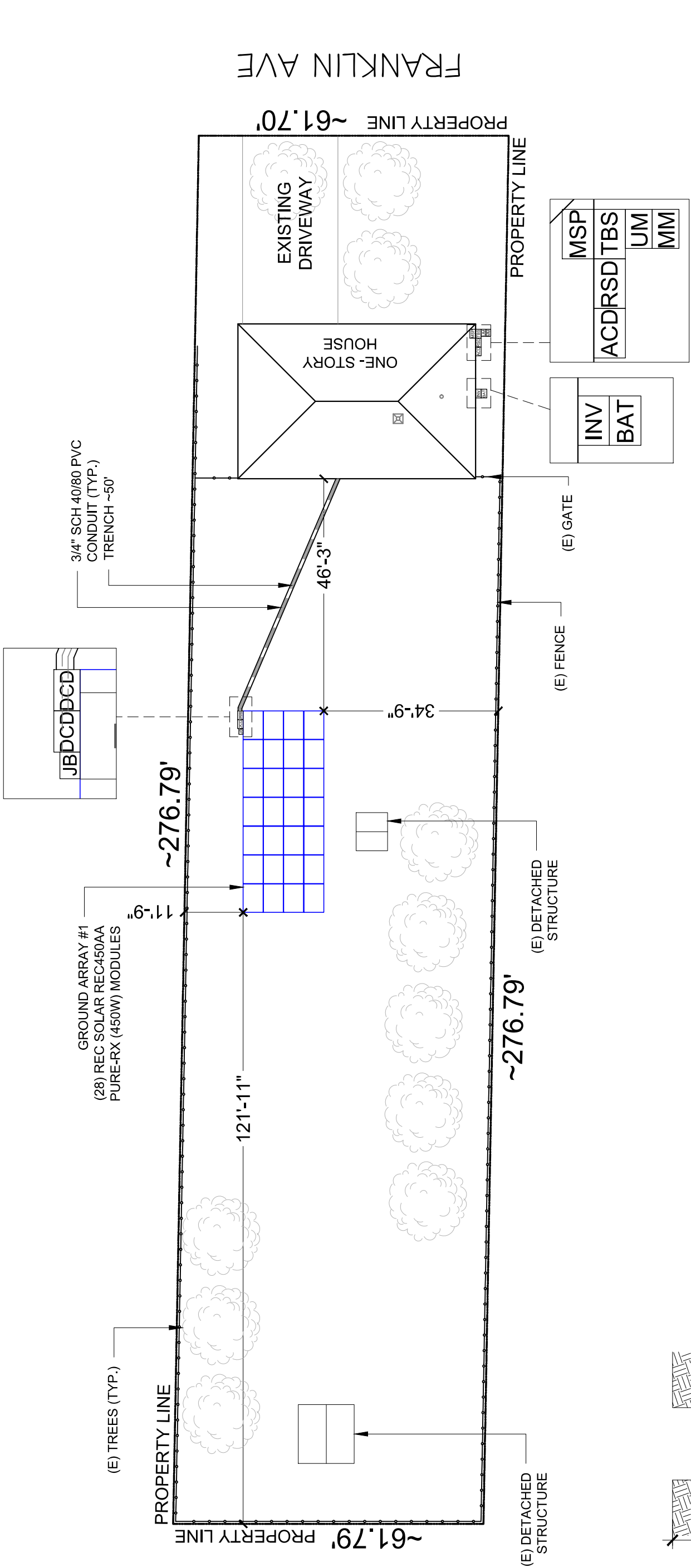
Existing Land Use

NOTE:
A. ALL ELECTRICAL EQUIPMENT, COMBINER, DISCONNECTS, MAIN SERVICE PANELS, ETC. SHALL NOT BE INSTALLED WITHIN 5' OF THE GAS METERS' SUPPLY OR DEMAND PIPING.

MODULE TYPE, DIMENSIONS & WEIGHT

NUMBER OF MODULES = 28 MODULES
MODULE TYPE = REC SOLAR REC450AA PURE-RX (450W)
MODULE WEIGHT = 50.0 LBS / 22.7 KG.
MODULE DIMENSIONS = 68.0"X 47.4" = 22.38 SF
UNIT WEIGHT OF MODULE = 2.23 PSF

- PLUMBING VENTS, SKYLIGHTS AND MECHANICAL VENTS SHALL NOT BE COVERED, MOVED, RE-ROUTED OR RE-LOCATED.



LEGEND	
UM	- UTILITY METER
MSP	- MAIN SERVICE PANEL
MM	- METER MAIN COMBO PANEL
JB	- JUNCTION BOX
RSD	- RAPID SHUTDOWN SWITCH
INV	- TESLA POWERWALL 3
TBG	- TESLA BACKUP SWITCH
ACD	- AC DISCONNECT
DCD	- DC DISCONNECT

LEGEND	
ACDRSD	AC/DC RAPID SHUTDOWN SWITCH
TBS	TESLA BACKUP SWITCH
UM	UTILITY METER
MM	METER MAIN COMBO PANEL

JEREMY A TURNIPSEED
544 FRANKLIN AVE,
GALESBURG, IL 61401
APN# 9909401042
UTILITY: AMEREN
AHJ: GALESBURG CITY

DESIGNED BY:
ACCESS INTERNATIONAL
Email ID: designs@aisolar.in
Mobile: +91-7827403807

PROJECT NAME

INITIAL		REV
DESCRIPTION	DATE	
INITIAL	07/17/2026	
REVISION	07/28/2026	A

SHEET NAME
SITE PLAN WITH GROUND PLAN

SHEET SIZE
ANSI B 11" X 17"

SHEET NUMBER
PV-1

Jeremy Turnipseed
544 Franklin Ave, Galesburg, IL, 61401

1- GROUND MOUNT- 13,677 kWh Production



2- ROOF MOUNT- 10,982 kWh Production

