



Planning and Zoning Commission Agenda

City Council Chambers

October 20, 2026

5:30 p.m.

Call to Order

Approve Minutes of the September 22, 2026 meeting

Update Past Planning and Zoning Commission items

Receive General citizen comments

PZ-26-1001 Public Hearing Zoning Amendment of vacant lot formerly known as 1970 E Main St from B-2, General Business to R-1B, Single Family Residential

Adjournment

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

DATE: September 22, 2026, 5:30 p.m.

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

MEMBERS PRESENT: Katina Cochrane, Mark Lee, Carla Markwart, Steve McKelvie, Jason Paulsgrove, Dusty Scott, 6.

MEMBERS ABSENT: Ardennia Leahy, Mark Thomas, 2.

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

Chairperson declared quorum present.

Approve Minutes of the August 18, 2026 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Amendment to Preannexation Agreement to modify the zoning, located at 604 US Hwy 150. The City Council approved the amendment at their September 21st meeting.

Receive Citizen Comment

None Received.

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

The Commission members considered the following items:

- The applicant is requesting the variance due to shading issues from mature trees preventing the viability of a roof-mounted system, with those same trees screening the ground-mounted system from view by neighboring properties.

- The system will be 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 September 2, 2026 meeting and recommended approval.

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

Roll Call #1

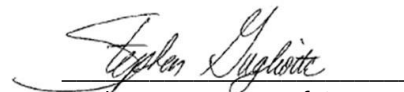
Ayes: Cochrane, Lee, Markwart, McKelvie, Paulsgrove, Scott, 6.

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, reading "Steve Gugliotta", written over a horizontal line.

Steve Gugliotta, Director of Community Development



Planning & Zoning Commission Meeting

Agenda Item Overview

October 20, 2026

AGENDA ITEM: PZ-26-1001 Zoning Amendment of Vacant Lot formerly known as 1970 E Main St from B-2, General Business to R-1B, Single Family Residential.

SUMMARY RECOMMENDATION: The Development Review Committee members considered the request at its October 7, 2026 meeting and recommended approval.

BACKGROUND: The City recently demolished the vacant commercial building on the lot. The location of this structure on the lot blocked vehicular views, which required Ohio Ave to be a one-way street. The removal of the building allowed Ohio Ave to become a two-way street. There are no future development plans identified at this time, the City is seeking the zoning amendment to the R-1B district, which requires 25-foot front yard setbacks in order to preserve sight visibility at the intersection. The zoning amendment to R-1B will also match the zoning of this lot to the adjoining lots on the block.

The purpose of the R-1B District is to provide for areas of a higher density than the R-1A District, but of a similar urban character, where community water and sewer facilities are available.

Galesburg Zoning		Land Use
North	B-2, General Commercial	Vacant lot
West	R-1B, Single Family Residential	Single Family Residential
East	B-2, General Commercial	Hy-Vee parking lot
South	R-1B, Single Family Residential	Single Family Residential

The closest R-1B zoning district is adjacent to the property. The 2019 Comprehensive Plan indicates this area to be Local Commercial (which is B-1).

It is anticipated the Planning and Zoning Commission recommendation would go before the City Council at their November 2nd meeting on first reading and November 16th meeting on final reading.

SUPPORTING DOCUMENTS:

1. Criteria for zoning amendments
2. Aerial - General location
3. 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



Community Development Department
Community Development Department

VL formerly known as 1970 E Main St

Zoning amendment request,

B-2, General Commercial to R-1B, Single Family

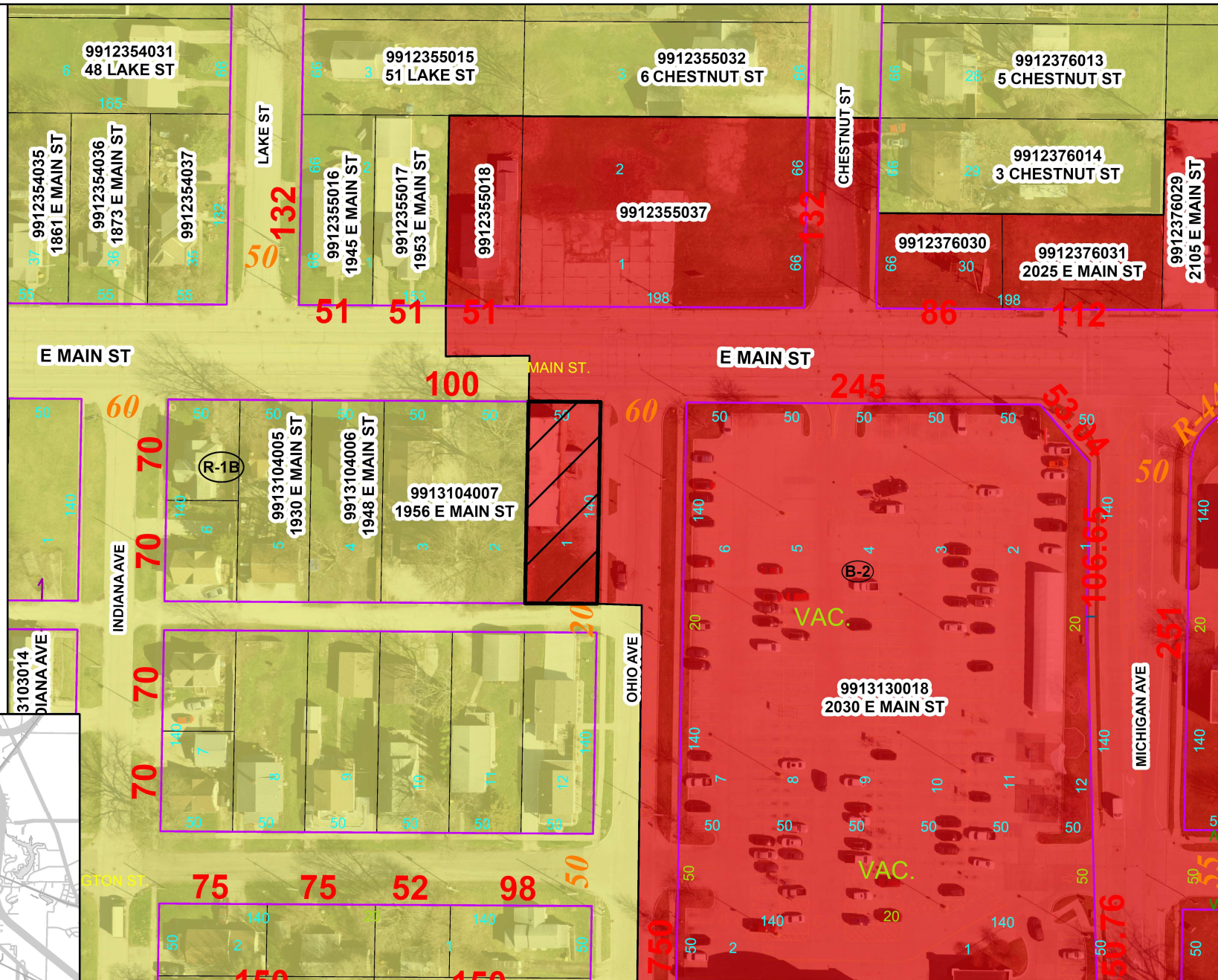
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VL formerly known as
1970 E Main St

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)



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 B2, General Business to R1B, Single Family Residential District:

Lot 1 in Block 5 of the Factory Addition to the City of Galesburg, Knox County, Illinois:

Parcel Identification Numbers (PINs): 99-13-104-009

Commonly known as: Vacant Lot formerly known as 1970 E Main 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 _____, 2026, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk