Planning and Zoning Commission Agenda

City Council Chambers
November 17, 2026
5:30 p.m.

	Call to Order	
	Approve	Minutes of the October 20, 2026 meeting
	Update	Past Planning and Zoning Commission items
	Receive	General citizen comments
PZ-26-1101	Public Hearing	Minor Plat of the Community State Bank Subdivision, located at 1597 N Henderson St.
	Adjournment	

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

PLANNING AND ZONING COMMISSION
MEETING MINUTES

DATE: October 20, 2026, 5:30 p.m.

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

MEMBERS PRESENT: Katina Cochrane, Carla Markwart, Steve McKelvie, Dusty Scott, Mark Thomas, 5.

MEMBERS ABSENT: Ardennia Leahy, Mark Lee, Jason Paulsgrove, 3.

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

Chairperson declared quorum present.

Approve **Minutes of the September 22, 2026 meeting**

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

Minutes were approved by voice vote.

Update **Past Planning and Zoning Commission items**

- Variance for ground-mounted solar energy system, located at 544 Franklin Ave was approved. The permit has been applied for and is active.

Receive **Citizen Comment**
None Received.

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**

The Commission members considered the following items:

- The proposed amendment addresses some changing condition in the area;
- The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;

- The subject property is suitable for the proposed zoning classification;
- The removal of the building on the lot improved visibility at the intersection and allowed Ohio Ave to become a two-way street, this zoning amendment will help preserve that improved visibility; and
- The Development Review Committee reviewed the request at their October 7, 2026 meeting and recommended approval.

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

Roll Call #1

Ayes:	Cochrane, Markwart, McKelvie, Scott, Thomas, 5.
Nays:	None.
Abstentions:	None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 5:34 p.m.

Steve Gugliotta, Director of Community Development

Planning & Zoning Commission Meeting

Agenda Item Overview

November 17, 2026

AGENDA ITEM: PZ-26-1101 Minor Plat of the Community State Bank Subdivision, located at 1597 N Henderson St.

SUMMARY RECOMMENDATION: The Development Review Committee members considered the request at its November 4, 2026 meeting and recommended approval.

BACKGROUND: The intent of the subdivision is to allow for Community State Bank to sell a portion of their property to the adjacent owner, who will use the land to develop additional parking for Freddy's restaurant.

Proposed Lot 1 is approximately 0.54 acres. It consists of property on the north end of Lots 1 and 2 of the First Bank Subdivision.

The property is currently zoned B-2, General Commercial.

	Galesburg Zoning	Land Use
North	B-2, General Commercial	Freddy's
West	B-2, General Commercial	Liquor n' Wine
East	R-2, Two Family Residential	Two Family Residential
South	B-2, General Commercial	Comm. State Bank

It is anticipated the Planning and Zoning Commission recommendation would go before the City Council at their December 7th meeting for consideration.

SUPPORTING DOCUMENTS:

1. Aerial – General location
2. Minor Plat

cc: File Copy

Community Development Department

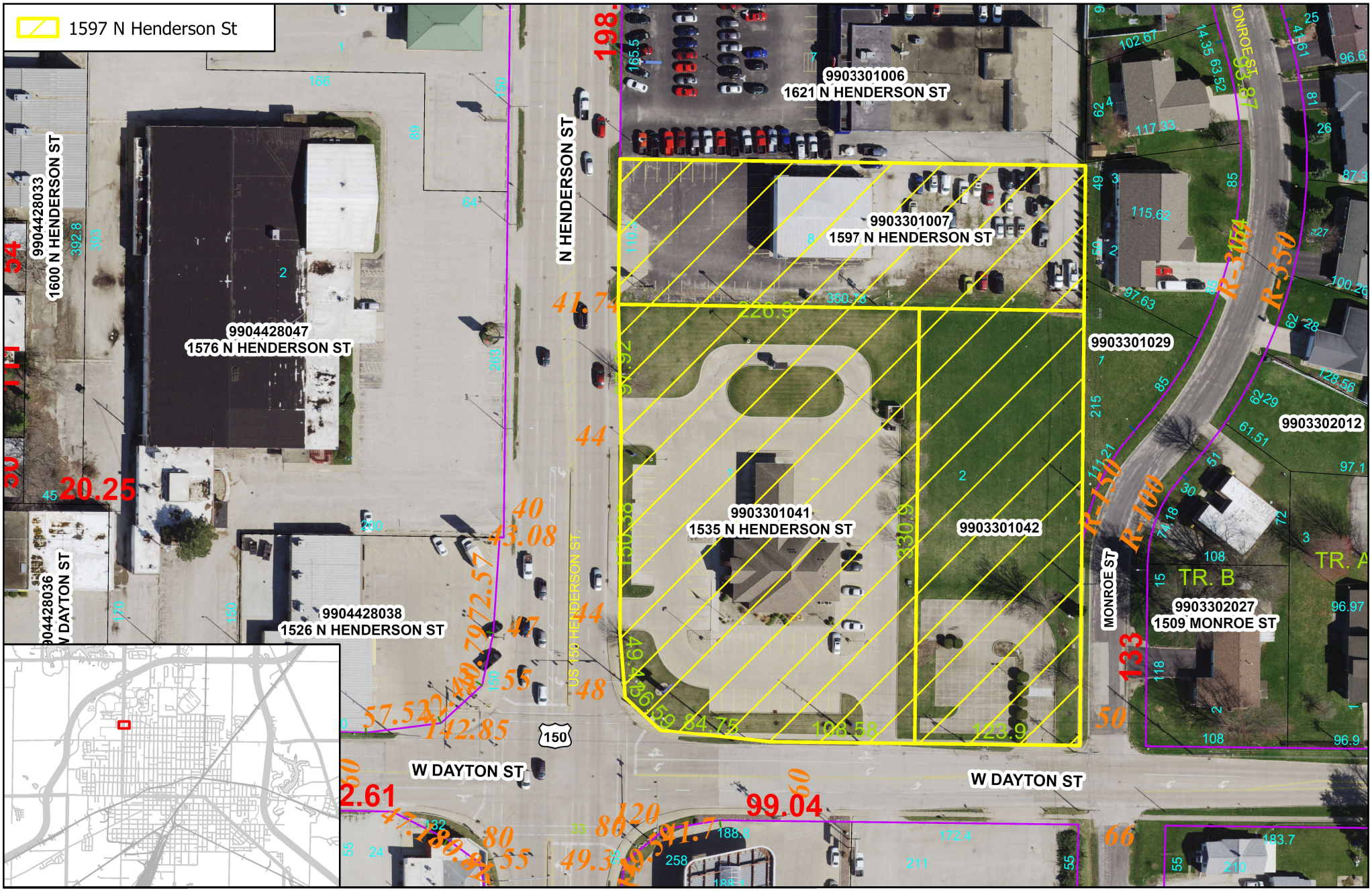
Community Development Department

Minor Plat Review

3 lot subdivision,
1597 N Henderson St

0 10 20 40 60 Yards

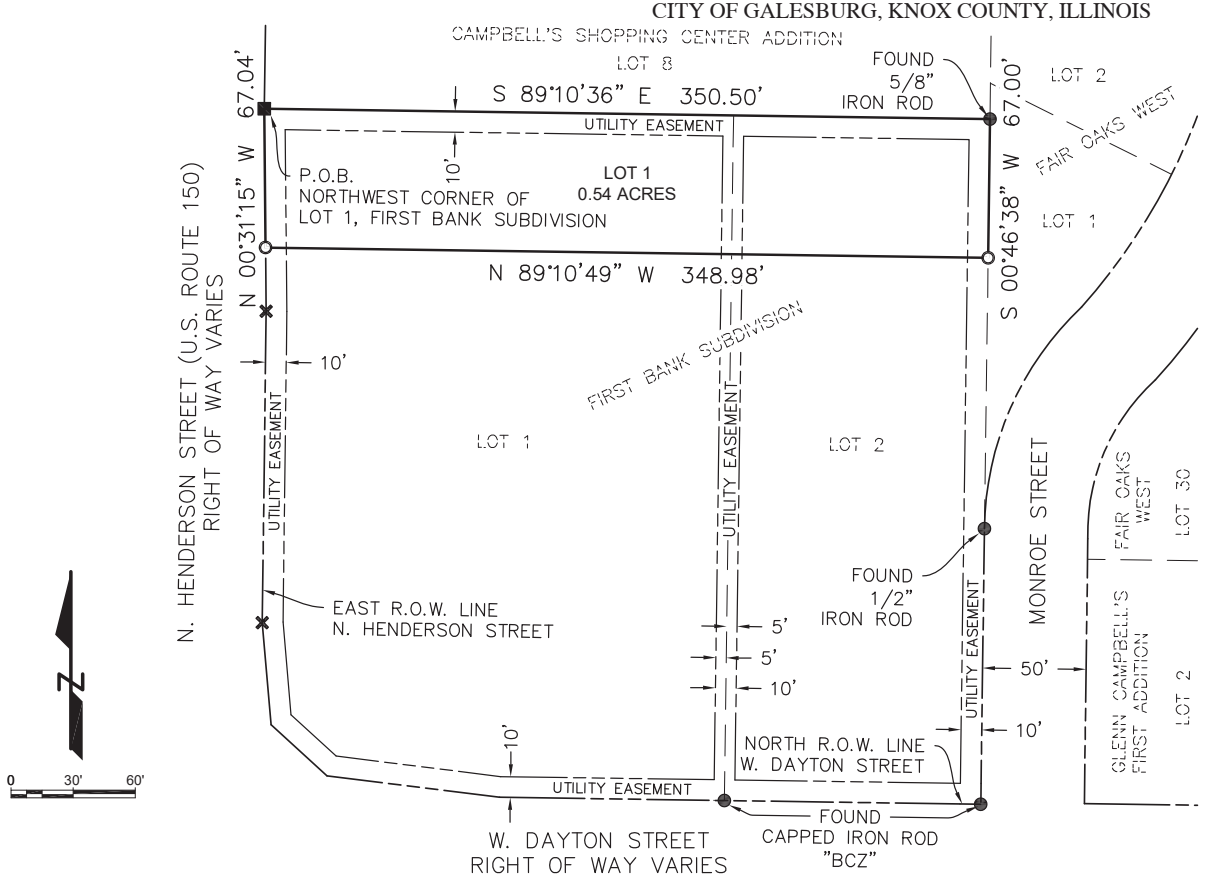
N W E S



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

October 27, 2026

SUBDIVISION PLAT
COMMUNITY STATE BANK SUBDIVISION
PART OF LOTS 1 & 2, FIRST BANK SUBDIVISION, CITY OF GALESBURG, KNOX COUNTY, ILLINOIS



DESCRIPTION:

BEING PARTS OF LOT 1 & LOT 2, FIRST BANK SUBDIVISION, CITY OF GALESBURG, KNOX COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, FIRST BANK SUBDIVISION, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF N. HENDERSON STREET (U.S. ROUTE 150); THENCE, ALONG THE NORTH LINE OF SAID SUBDIVISION, SOUTH 89 DEGREES 10 MINUTES 36 SECONDS EAST, TO THE NORTHEAST CORNER OF SAID SUBDIVISION, A DISTANCE OF 350.50 FEET; THENCE, ALONG THE EAST LINE OF SAID SUBDIVISION, SOUTH 00 DEGREES 46 MINUTES 38 SECONDS WEST, A DISTANCE OF 67.00 FEET; THENCE, NORTH 89 DEGREES 10 MINUTES 36 SECONDS WEST, TO THE EAST RIGHT OF WAY LINE OF N. HENDERSON STREET (U.S. ROUTE 150), A DISTANCE OF 348.98 FEET; THENCE, ALONG SAID EAST LINE, NORTH 00 DEGREES 31 MINUTES 15 SECONDS WEST, A DISTANCE OF 67.04 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.54 ACRES.

FOR THE PURPOSE OF THIS SURVEY THE NORTH LINE OF SAID FIRST BANK SUBDIVISION, HAS A BEARING OF SOUTH 89 DEGREES 10 MINUTES 36 SECONDS EAST.

LEGEND

○	SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP#22228
×	FOUND CUT "X" IN CONCRETE
■	FOUND CONCRETE MONUMENT
●	FOUND MONUMENT AS NOTED
———	SURVEY BOUNDARY LINE
— — —	EXISTING LOT LINES
— — — —	EXISTING EASEMENT LINES
— — — —	EXISTING RIGHT OF WAY LINE
123.45	MEASURED DISTANCE
(123.45)	RECORDED DISTANCE

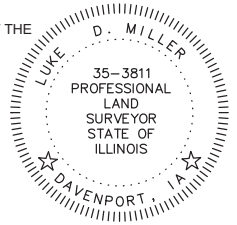


LOCATION MAP
NOT TO SCALE

I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND IT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS; AND THE FIELD SURVEY WAS COMPLETED IN September 21, 2026.

DO NOT RECORD

LUKE D. MILLER DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3811
MY LICENSE EXPIRES NOVEMBER 30, 2028



KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
4111 East 60th St
563.359.1348
www.klingner.com

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APP'D

PRELIMINARY DO NOT RECORD

SUBDIVISION PLAT
COMMUNITY STATE BANK
625 SE 2ND STREET
GALESBURG, ILLINOIS

Non-Reduced Sheet Size: 11" x 17"

DESIGNED	DRAWN: ASR
FIELD DAM/JBG	FIELD BOOK
CHECKED: LDM	CHECK DATE

SUBDIVISION PLAT

PROJECT NO. 26-3038
10-14-2026
SHEET 1 OF 2

ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS }
COUNTY OF PEORIA }SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINOIS REVISED STATUTES 1987, CHAPTER 109, PART. 2. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAT THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____
DISTRICT ENGINEER

CITY OF GALESBURG

STATE OF ILLINOIS }
COUNTY OF KNOX }SS

EXAMINED AND APPROVED BY THE CITY COUNCIL OF GALESBURG ON THIS_____DAY OF _____, 2026, A.D.

_____
CITY CLERK - GALESBURG

PLAN COMMISSION

STATE OF ILLINOIS }
COUNTY OF KNOX }SS

APPROVED THIS_____DAY OF _____, 2026, A.D.

_____
CITY OF GALESBURG PLAN COMMISSION

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF KNOX }SS

I _____ , NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID. DO HEREBY CERTIFY THAT MARK D. BLACKBURN AND BRAD CLARK ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PER AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENT FOR THE USES AND PURPOSES THEREIN SET FORTH AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS_____DAY OF _____, 2026, A.D.

_____
NOTARY PUBLIC

OWNER

STATE OF ILLINOIS }
COUNTY OF KNOX }SS

THIS IS TO CERTIFY THAT _____ IS THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE ATTACHED PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED AND ALSO DOES HEREBY DEDICATE EASEMENTS FOR UTILITIES AS SHOWN HEREON.

I FURTHER CERTIFY THAT, AS OWNER OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WHICH WILL BE KNOWN AS "COMMUNITY STATE BANK SUBDIVISION", TO THE BEST OF MY KNOWLEDGE AND BELIEF, STATE THAT THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF GALESBURG COMMUNITY UNIT SCHOOL DISTRICT #205, KNOX COUNTY, ILLINOIS.

DATED THIS_____DAY OF _____, 2026, A.D.

_____
OWNER: FIRST BANK
BY: MARK D. BLACKBURN
COMMUNITY BANK PRESIDENT

_____
ATTEST: FIRST BANK
BY: BRAD CLARK
VICE PRESIDENT

SURVEYOR

STATE OF ILLINOIS }
COUNTY OF KNOX }SS

WE, KLINGNER & ASSOCIATES, P.C., BEING AN ILLINOIS LAND SURVEYING CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED, INTO LOTS TO BE KNOWN AS "COMMUNITY STATE BANK SUBDIVISION". A CERTAIN TRACT OF LAND DESCRIBED AS BEING A SUBDIVISION OF LOT 9 IN CAMPBELL'S SHOPPING CENTER ADDITION, ALL IN THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.

WE ALSO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCE ARE IN FEET AND DECIMAL PARTS THEREOF.

NO PART OF THE PROPERTY COVERED BY THIS PLAT IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR GALESBURG, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER COMMUNITY PANEL NUMBER 170349 0004 B. WITH AN EFFECTIVE DATE OF JUNE 19, 1985.

DATED THIS_____DAY OF _____, 2026, A.D.

_____
LUKE D. MILLER - ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3811

COUNTY CLERK

STATE OF ILLINOIS }
COUNTY OF KNOX }SS

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS_____DAY OF _____, 2026, A.D.

_____
COUNTY CLERK

KLINGNER & ASSOCIATES, P.C.
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PROJECT NO. 26-3038

10-14-2026

SHEET 2 OF 2