TO: Planning and Zoning Commission Members  
FROM: Steve Gugliotta, AICP, Planning Manager  
DATE: March 13, 2018  
SUBJECT: Planning and Zoning Commission Meeting

A meeting of the Galesburg Planning and Zoning Commission has been scheduled for Tuesday, March 20, 2018 at 7:00 p.m. in the City Council Chambers of the Galesburg City Hall.

AGENDA

Approve Minutes of the January 23, 2018 meeting.
Update Past Planning and Zoning Commission items.
Receive General citizen comments.
PZ-18-0301 Public Hearing Variance of Section 152.232 of the Development Ordinance to allow 2 pole mounted signs, one per frontage, instead of the allowed 1 pole sign.
Variance of Section 152.155(B)(2) of the Development Ordinance to allow night deliveries instead of the requested one loading space per 40,000 SF of GFA.
Variance of Section 152.232 (G) of the Development Ordinance to allow a menu board for a drivethru facility to have a total surface area of 56.75 SF instead of the allowed 48 SF.
PIN#9914202002 & 9914202009
PZ-18-0302 Consider Excused absence

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

cc: Mayor Aldermen (7)  
City Manager City Attorney & Interim Director of Administrative Services  
Fire Chief Director of Planning & Public Works/City Engineer  
Deputy City Clerk Interim Management Analyst  
Information Systems Supervisor Associate Planner  
Construction Inspectors (3) Buildings & Grounds  
File Copy News Media (7)
MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS OF GALESBURG CITY HALL
Tuesday, January 23, 2018 at 7:00 p.m.

MEMBERS ABSENT: Roger Carlson, Tammy Lufkin, 2.
OTHERS PRESENT: Stephen Gugliotta AICP.

Chairman declared quorum present.

Approve Minutes of the November 28, 2017 Special meeting
Member Nygard moved to approve the minutes, seconded by Member Johnson.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

1. Variance request of 152.232(A)(1) to allow a second on-premise free-standing pole sign instead of the allowed one pole sign and Section 152.232(A)(6) to allow a 3 foot setback from the property line instead of the required 10 foot setback, located at 1556 E Fremont Street. A Sign permit was issued on December 21, 2017 and the sign is installed.

Receive Citizen Comment
None received.

PZ-18-0101 Public Hearing Variance request of Section 152.152(F) to waive the 20 foot front yard setback requirement to allow for parking in a required front yard for the proposed IL Renal Services building. PIN#: 99-11-154-030.

The Commission members considered the following items:

- The granting of the variance will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- The granting of the variance will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values within the adjacent area.
- The Development Review Committee reviewed the site plan at their November 2017 meeting and the parking variance request in January 2018 and recommend approval of the variance to allow parking in the front yard.

Member Johnson moved, seconded by Member Uhlmann to approve the variance.
Roll Call #1
Ayes: Davis, Johnson, Lee, Nygard, Thomas, Uhlmann, 6.
Nays: None.
Abstentions: None.

There being no further business, the meeting adjourned at 7:06 p.m.

________________________
Steve Gugliotta, AICP
Executive Secretary
TO: Planning and Zoning Commission Members  
FROM: Steve Gugliotta, AICP  
DATE: March 13, 2018  
SUBJECT: Variance Requests – SE corner of East Main St & Grand Ave

Attached for the Committee’s review is a variance application received from Barber and Deatley, Inc. on behalf of the property owners. The business owner is proposing the development of the two lots for a Burger King. The lots are located in the (B2) General Business zoning district and the following variances are being requested:

- Variance of Section 152.232 of the Development Ordinance to allow 2 pole mounted signs, one per frontage, instead of the allowed 1 pole sign.
- Variance of Section 152.155(B)(2) of the Development Ordinance to allow night deliveries instead of the requested one loading space per 40,000 SF of GFA.
- Variance of Section 152.232 (G) of the Development Ordinance to allow a menu board for a drivethru facility to have a total surface area of 56.75 SF instead of the allowed 48 SF.

The Development Review Committee members reviewed the variance requests at their March 7, 2018 meeting. The Committee members unanimously recommended approval of the variance.

SJG:mjf
Attachment
cc: File Copy
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.
VARIANCE APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

Burger King

PETITIONER INFORMATION:

Robert E. DeAtley 611 N. Goodwin Ave. Urbana, IL 61801
Primary contact name Mailing address City, State, Zip
(217) 367-5350 (217) 367-9483 barber.deatley@aol.com Phone Fax Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship Name Company Mailing Address Phone #
Applicant Robert DeAtley Barber & DeAtley, Inc. 611 N. Goodwin Ave. Urbana IL 61801 (217) 367-5350
Property Owner(s) Maruti Seth Maruti Lagan Mgmt, LLC 1246 Rue Conti St. Danville IL 61832 (302) 983-0797
owner #1 Russell Hughes III Hughes Auto Sales 325 S. Chestnut St. Kewanee IL 61443 (309) 525-0171
Developer(s) Maruti Seth, Maruti Lagan Mgmt, LLC 1246 Rue Conti St. Danville IL 61832 (302) 983-0797
owner #2 Kenneth Hans-Mary Hans 1043 Lincoln St. Galesburg IL 61401 (309) 343-9282
Engineer TBD
Surveyor Keven Cooper Bruner, Cooper & Zuck, LLC, 188 E. Simmons St. Galesburg IL 61401 (309) 343-9282
Agent/Attorney N/A

SITE INFORMATION:

Acre Site address or location Property Identification Number (PIN)
4.18 acres 1080 E. Main St. Galesburg IL 61401 9914 202 002
1.74 acres 1049 Brandon Ave. Galesburg IL 61401 9914 202 002

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

1. 152.232, to allow 2 pole mounted signs (one per frontage)
2. 152.155(8)(2), to allow night deliveries in lieu of dedicated loading zone
3. 152.232(B), to allow 56.75" drive thru menu board in lieu of 48" max.

ZONING INFORMATION:

B-2
Current Zoning
Used Car Lot, Auto Shop, Tire shop, and home

EXPLAIN THE REASON FOR THE VARIANCE REQUEST:

The proposed fast food use requires a drive up. Their standard drive up menu board is 48" in lieu of the allowed 56.75". The corporation also requests a street sign on each road that the parcel has frontage on, for maximum visibility to potential customers. Proposed Drive Thru menu board is same as recently installed at the new open B.K. Menu board inserts are developed for the standard size menu boards.

Description why the applicant is not able to comply with the code requirement.

Updated December 2017
I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signer invites City representatives to make all reasonable inspections, investigations and pictures of the subject property during the processing period of the application. I agree to pay all fees consistent with the City payment policies and comply with City codes. I understand these fees will include publication and processing expenses and are non-refundable.

I understand that all correspondence from the City staff will be directed to the Primary Contact. It will be the Primary Contact’s responsibility to inform all other interested parties of any correspondence and the status of the application.

Signature of owner or authorized agent

Date

CHECKLIST OF REQUIRED VARIANCE APPLICATION ITEMS:

☑ One original completed variance application form.

☑ Payment of a $75 non-refundable filing fee. Checks should be made payable to “City of Galesburg”.

☑ Fifteen (15) copies of the site plan addressing all required items as listed in subsection 152.134 C of the Development Ordinance. In general, subsection 152.134 C seeks to preserve existing trees, minimize cut and fill, avoid unnecessary impervious cover, prevent flooding and pollution, provide adequate access to lots and sites and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties.

☑ Authorized Signature Acknowledgement. If the owner(s) of the property in question will not be the primary contact or is not the applicant, then an acknowledgement must be signed by the property owner(s) designating an authorized agent for the petition. It shall state the authorized agent has the authority to deal with the property in all aspects with regards to the petition.

☑ Attachments such as building layouts or elevations, etc. depicting compliance with the standards for granting variances are recommended in order to provide accurate and sufficient information for consideration by the Development Review Committee and Planning and Zoning Commission.

☑ The petitioner(s) or authorized agent must be present at the Planning and Zoning Commission meeting to address any questions that may arise.
**GENERAL NOTES**

1. Group 2029, Inc. is the proposed purchaser and development owner. This drawing is conceptual in nature. Detailed construction and survey drawings shall be prepared and stamped as required for building permits and a purchase agreement will be executed, pending mutual approval of site plan and applicable variances.

2. Proposed redevelopment is expected to be completed during calendar year 2018. New curbs shown shall be concrete barrier curbs. Existing sidewalks, just beyond R.O.W. line, are not shown on this drawing.

3. Setbacks from property line to back of curb shall be as shown on this drawing.

4. The two parcels involved in the redevelopment shall be combined by buyer into one lot via a plat consolidation, prior to issuance of building permits.

5. Site lighting, drainage, and landscaping shall be in compliance with the local ordinances and shall be submitted at time of building permit application.

**NOTE:** ENTRANCE AT GRAND AVE. SHALL ALIGN WITH EXISTING ENTRANCE TO BUSINESS ON OPPOSITE SIDE OF GRAND AVE.
### BURGER KING - 25/30 GARWOOD GILLExteriors

#### EXTERRIOR MATERIALS & FINISH SCHEDULE (not all specs are used on every project)

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<tr>
<th>CODE</th>
<th>MATERIAL</th>
<th>LOCATION</th>
<th>MANUFACTURER</th>
<th>PRODUCT</th>
<th>DESCRIPTION</th>
<th>COLOR</th>
<th>DIMENSIONS</th>
<th>ADDITIONAL INFORMATION</th>
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<td>EXTERIOR CERAMIC TILE</td>
<td>ACCOUNT BUILDING INTERIOR</td>
<td>TURBO TILE</td>
<td>STUNNING SQUARE 2X2</td>
<td>&quot;TURBO TILE&quot;</td>
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<td>INSTALLS PER MANUFACTURER'S SPECIFICATIONS: VERTICAL APPLICIATIONS ONLY (NOT FOR USE ON SIDES)</td>
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<td>ROCHER TWIN PINE</td>
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LED Drive Thru Menu Board

Electrical:
Rotating Board:
1.26 Amps @ 120 VAC 60Hz
Topper:
0.35 Amps @ 120 VAC 60Hz
All Day Board Down Light:
0.15 Amps @ 120 VAC 60Hz

NOTES:
1) Housing Constructed of Aluminum Extrusion
2) Housing Constructed of Fabricated Aluminum Welded
3) Door Frames Will Be Extruded Aluminum
4) Door Plex Will Be 1/8" Hardcoat Polycarbonate
5) Entire Board and Steel Powder Coat Black
6) Graphics Load Into Graphic Holder Supported By Clear Lexan Panels For Support

MATERIALS:
All Joints To Be Welded All Around
Grade A50 Steel Shapes
Grade A600 B Steel Tube
Grade A325 Fastener Bolts

WIND LOAD: 130 m.p.h.
NOTE: The completed menu board is UL listed.

* These are approximate foundation measurements. The soil bearing capacity at the erection site must be considered when designing the foundation. The sign manufacturer is not able to predetermine the specific needs of each location. Consult a local engineer for design specifications.
LED Pre Sell Menu Board

Electrical:
Rotating Pre Sell Board:
1.26 Amps @ 120 VAC 60Hz

**NOTES:**
1) Housing Constructed of Aluminum Extrusion
2) Housing Constructed of Fabricated Aluminum Welded
3) Door Frames Will Be Extruded Aluminum
4) Door Plex Will Be 1/8" Hardcoat Polycarbonate
5) Entire Board and Steel Powder Coat Black
6) Graphics Load Into Graphic Holder Supported By Clear Lexan Panels For Support

**MATERIALS:**
All Joints To Be Welded All Around
Grade A36 Steel Shapes
Grade A590 B Steel Tube
Grade A325 Fastener Bolts

**NOTE:** The completed menu board is UL listed.

*These are approximate foundation measurements. The soil bearing capacity at the erection site must be considered when designing the foundation. The sign manufacturer is not able to predetermine the specific needs of each location. Consult a local engineer for design specifications.*
Redevelopment for a new Burger King
1080 E. Main. St., Galesburg IL 61401

Conceptual Images

West Elevation (FRONT) / South Elevation (MAIN ENTRANCE)

North Elevation (DRIVE THRU) / West Elevation (FRONT)
Feb. 26, 2018

Mr. Steve Gugliotta, AICP
Planning Manager
City of Galesburg
55 West Tompkins St.
Galesburg, IL 61401

Re: Letter of Authorized Signature Acknowledgement and Designation of Authorized Agent
PIN 99-14-202-00
PIN 99-14-202-009

Dear Mr. Gugliotta:

This letter shall serve as Authorized Signature Acknowledgement and Designation of an Authorized Agent for the petition of variance application for the properties identified above. My client, Maruti Seth of Maruti Gagan Management, LLC, has entered into a purchased agreement with the sellers of the land, identified below.

Mr. Seth has hired Barber & DeAtley, Inc., to provide conceptual drawings and preconstruction services. As a part of that work, I am representing Mr. Seth's interests in the variance application. I therefore have the authority to deal with the property in all aspects with regards to the requested variance petition.

Respectfully submitted,

Barber & DeAtley, Inc.  Maruti Gagan Management, LLC

[Signatures and dates]

Robert E. DeAtley, Agent  Maruti Seth, Prospective Buyer
Vice President

Sellers:

[Signatures and dates]

_Russell A. Hugget, III_ Owner, 02/26/2018

[Signature] [Printed Name] [Title] [Date]
TO: Planning and Zoning Commission Members
FROM: Steve Gugliotta, AICP Planning Manager
DATE: March 13, 2018
SUBJECT: Agenda Item PZ-18-0302

Members Lee and Nygard were absent from the November 14, 2017 special meeting, they did call in their absences in advance and are eligible for an excused absence.

Member Lee was absent from the November 28, 2017 special meeting, he did call in his absence in advance and is eligible for an excused absence.

Members Carlson and Lufkin were absent from the January 23, 2018 meeting, they did call in their absences in advance and are eligible for an excused absence.

cc: File Copy