



Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers
City Hall, 55 W Tompkins St
December 19, 2023

A G E N D A

	Approve	Minutes of the October 24, 2023 meeting
	Update	Past Planning and Zoning Commission items
	Receive	General citizen comments
PZ-23-1201	Public Hearing	Fence variance, 377 Lincoln St
PZ-23-1202	Public Hearing	Sign variances, 735 W Main St

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

cc: Mayor	Alderspersons (7)
City Manager	City Attorney/Administrative Services Director
Fire Chief	Director of Public Works
Deputy City Clerk	City Engineer
Information Systems Supervisor	Executive Secretary
Construction Inspectors (3)	Buildings & Grounds
File Copy	News Media (7)

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
55 W TOMPKINS ST, GALESBURG, IL
Tuesday, October 24, 2023 at 5:30 p.m.

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Carla Markwart, Steve McKelvie, Neil Thomas, 5.
MEMBERS ABSENT: Ardennia Leahy, Mark Lee, David Uhlmann, 3.
OTHERS PRESENT: Jason Jording – City Attorney, Michael Doi, Director of Public Works and Steve Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

Approve Minutes of the September 19, 2023 meeting

Member Johnson mentioned that on item PZ-23-0901 he abstained, but the minutes show he voted no.

Member McKelvie moved to approve the minutes with the above mentioned correction, seconded by Member Markwart.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Variance of Section 152.231 (A) (1) to allow two On-premise free-standing (pole, pylon, ground or monument) signs on the lot, located at 120 N Kellogg St was approved and a Sign Permit was issued.
- Variance of Section 152.067 (F) (2) to reduce a required side yard setback from 10 feet to 7 feet to allow for the construction of an accessory garage, located at 1764 Bluebird Dr was approved and a Building Permit was issued.
- Variance of Section 152.111 (B) to allow an accessory garage to be 2,520 sq ft instead of 2,000 and a variance of 152.111 (B) (8) (f) to allow 5 accessory buildings instead of 3 and a variance of 152.111 (B) to allow an accessory building to be 20 feet in height (mean height level between eaves and ridge) instead of 18 feet, located at 2149 N Broad St, was approved and a Building Permit was issued.

Receive Citizen Comment
None Received.

PZ-23-1001 Public Hearing Minor Plat, Greenspace Subdivision, located at 905 Maple Ave, PIN 99-10-126-030.

The applicant, City of Galesburg, was present.

Linda Kidder, 1055 Maple Ave, was sworn in by the Chairperson. Ms. Kidder mentioned she lives adjacent to this property on the north end and mentioned that she was concerned about a park being open until 2 am; users of the green space driving and parking vehicles on the grass; damage of the chain link fence on the north end that has been like that for some time; rotting stumps from trees she had taken down on her property; and wanted to confirm the grass area will remain green space.

Gugliotta responded that parks are typically dawn to dusk; he would let the Park & Recreation Department know about the damaged fence and vehicles on the grass and that at this time the intent is to keep the area as open green space.

Tom Simkins, 767 N Academy St, was sworn in by the Chairperson. Mr. Simkins mentioned there is a city warning siren on the proposed Lot 2 that is proposed to be sold and wondered if the siren would be relocated.

Gugliotta stated he would pass along the comment to the Galesburg Fire Chief.

Amy Smith, 948 N Academy St, was sworn in by the Chairperson. Ms. Smith stated there was a stake with a pink flag located toward the rear of her property and the location would indicate the property line is much further south than she thought. In fact, the property line would actually run through 4 to 6 feet of her garage and also mean the fence on the north side of her property is in the right-of-way.

Gugliotta stated the subdivision plat was done by a licensed surveyor and is accurate. What is before the Planning and Zoning Commission tonight is to vote on whether or not they recommend approval. City staff can look at the situation with the garage and fence after the meeting and determine what needs to be done as a separate issue from the subdivision.

Member McKelvie questioned whether there would still be access to Lot 2 after the subdivision and if Lot 2 is sold to someone else.

Gugliotta stated the subdivision plat has an ingress/egress easement written directly on the plat that would allow access across what would be a city parking lot to access the parking lot and drive of Lot 2.

The Commission members considered the following items:

- The subdivision is in compliance with the Development Ordinance.
- The Development Review Committee reviewed the proposed Minor Plat at their October 4, 2023 meeting and recommended approval.

Member Thomas moved, seconded by Member Markwart to recommend approval of the Minor Plat.

Roll Call #1

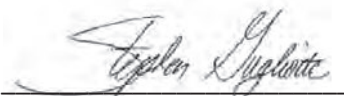
Ayes: Cochrane, Johnson, Markwart, McKelvie, Thomas, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

There being no further business, the meeting adjourned at 6:00 p.m.



Steve Gugliotta, Director of Community Development



COMMUNITY DEVELOPMENT DEPARTMENT

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Planning and Zoning Commission Letter December 19, 2023

AGENDA ITEM: PZ-23-1201 Variance for fence height at 377 Lincoln St.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the variances during their December 6, 2023 meeting and recommend approval.

BACKGROUND: The owner is seeking a variance of Section 152.019 8) to install an 8-foot chain link fence in a front yard instead of the allowed 4-foot, located at 377 Lincoln St, property identification number 99-11-332-001.

This property is zoned B2, General Business which generally requires a zero, or if provided, at least a five foot setback. In this case, the frontage within the block is shared among different zoning districts and the deepest front yard required applies to the entire frontage. In this case, a 25 foot front yard is required.

Zoning		Land Use
North	M1, Light Industrial	Residential (on other side of RR tracks)
West	R2, Two Family	RR tracks
East	R2, Two Family	Residential
South	R2, Two Family	Residential

SUPPORTING DOCUMENTS:

1. Standards for granting variances
2. Aerial – General location
3. Street view photo
4. Application

cc: File Copy



COMMUNITY DEVELOPMENT DEPARTMENT

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(C) *Standards for granting variances.*

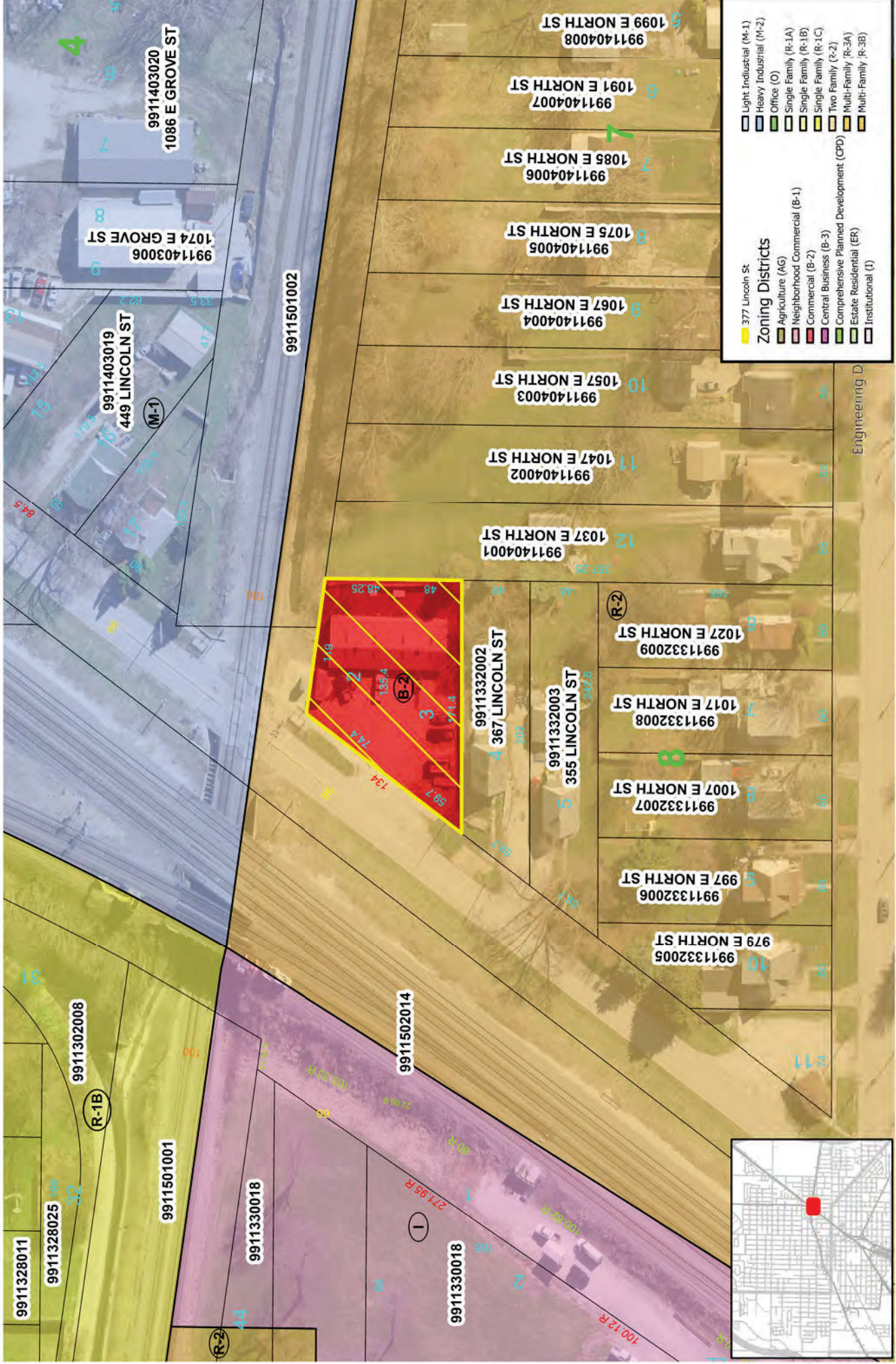
- (1) The Planning and Zoning Commission shall not vary the provisions of this chapter as authorized in this section unless it shall have made affirmative findings based upon the evidence presented to it in each of the following specific cases:
 - (a) That the property in question cannot yield a reasonable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

377 Lincoln St

variance fence height



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



Google street view, July 2023

VARIANCE APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

PETITIONER INFORMATION:

JONES Blake A. 377 Lincoln St. Galesburg IL 61401

Primary contact name

Mailing address

City, State, Zip

Phone

Fax

Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Applicant	Blake Jones			
Owner(s)	Blake Jones		377 LINCOLN ST.	
Developer(s)				
Engineer				
Surveyor				
Agent/Attorney				

SITE INFORMATION:

377 LINCOLN ST. 9911332001

Acres

Site address or location

Property Identification Number (PIN)

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

152.019 (B) VARIANCE OF FENCE ORDINANCE TO NOT CAUSE UNDO HARM.

ZONING INFORMATION:

B-2

Current Zoning

Construction office & storage yard

Existing Land Use

EXPLAIN THE REASON FOR THE VARIANCE REQUEST:

To secure property to prevent criminal action by placing fence 8' chainlink on property lines

will cut off front lot usage.

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





COMMUNITY DEVELOPMENT DEPARTMENT

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Planning and Zoning Commission Letter September 19, 2023

AGENDA ITEM: PZ-23-1202 Variances for an off-premise sign to be located at 735 W Main St.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the variances during their December 6, 2023 meeting and recommend the following:

- Recommend approval of 3 sign faces instead of 2 (vote 6 ayes)
- Recommend approval of reduction of no off-premise sign within 750 lineal feet of another off-premise sign down to 300 feet (vote 5 ayes, 1 nay)
- Recommend denial of increasing the height from the allowed 25 feet to 27 feet (vote 6 nays)
- Recommend approval of allowing illumination between the hours of 10pm and 6am when display surface is closer than 500 feet to nearest property zoned to allow residential – for emergency alerts and notifications only. (vote 6 ayes)

BACKGROUND: The owner is seeking variances of:

1. Section 152.209 B) 1) and 152.209 C) 3) to allow for three sign faces instead of two
2. Section 152.209 C) 1) states no off-premise sign may be within 750 feet lineally of any other off premise sign, petitioner is requesting that be reduced to 300 lineal feet.
 - a. There is an existing off-premise sign approximately 350 feet (applicant indicates it is 419 feet) to the east (677 W Main St)
3. Section 152.209 C) 5) requires a 25-foot maximum height and the bottom of the sign must be at least 10 feet from the ground. Their request is to go 27 feet in height and 13 foot ground clearance.
4. Section 152.209 E) 2) requires no illumination during the hours of 10pm and 6am if the display surface is closer than 500 feet from the nearest lot line of a property zoned for residential use. They are requesting 24/7 illumination for emergency alerts and notifications. Approximately 180 feet away is a B1 zoning district that does allow detached single family uses as permissive, there is a Two family zoning district about 320 feet to the northeast and a single family zoning district about 350 feet to the northwest.

Zoning		Land Use
North	B1, Neighborhood Business	Liquor store
West	B2, General Business	Office
East	B2, General Business	Office
South	B2, General Business	Auto repair, dog grooming

SUPPORTING DOCUMENTS:

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

cc: File Copy



COMMUNITY DEVELOPMENT DEPARTMENT

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152.191 *Appeals and Variances.* (Signs)

- (A) Appeals. Hear and decide appeals by the sign permit applicant where it is alleged there is an error in any order, requirement, decision or determination made by the Building Inspector in the enforcement of this subchapter;
- (B) Variances. Grant variances from the requirements of this subchapter and §§ 152.205 through 152.220 or 152.230 through 152.233 where the Building Inspector has denied granting a sign permit as a result of noncompliance with the requirements of these subchapters.
- (C) Criteria for decision. The Planning and Zoning Commission shall have the power to grant a variance from the provisions or requirements of this subchapter only where the following criteria have been considered:
 - (1) The literal interpretation and strict application of the provisions and requirements of this subchapter would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the specific building or property in question;
 - (2) The granting of the requested variance would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
 - (3) The granting of the variance would 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;
 - (4) The unusual conditions applying to the specific property do not apply generally to other buildings or properties in the city; and
 - (5) The granting of the variance will not be contrary to the general objectives set forth in § 152.019.
- (D) Determination of conditions. In granting a variance, the Commission may impose any conditions regarding the location, character or other features of the proposed sign as it may deem necessary to carry out the purpose and intent of this subchapter and §§ 152.205 through 152.220 or 152.230 through 152.233.

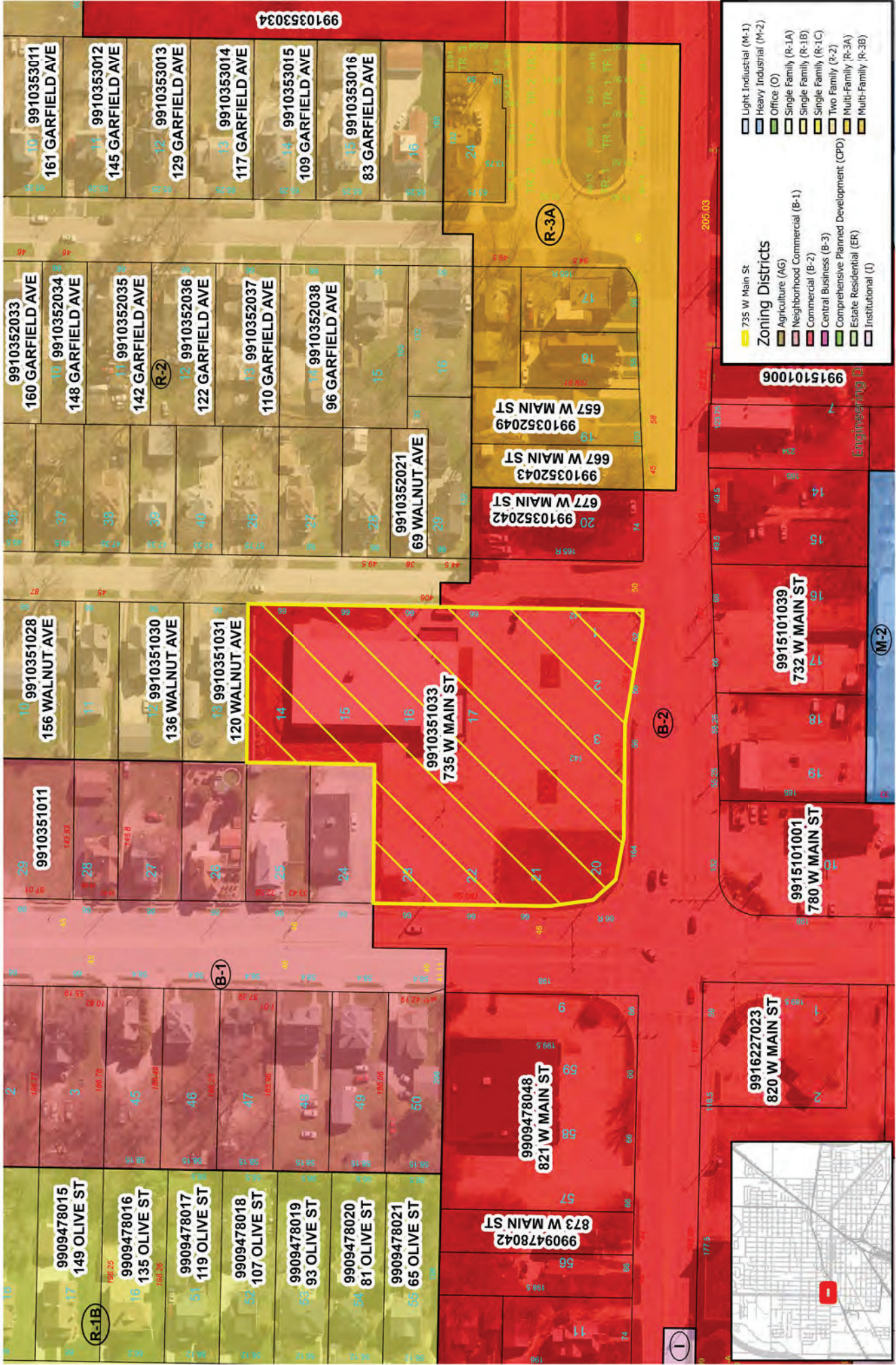
cc: File Copy



Community Development Department
Community Development Department

735 W Main St

Off-premise sign variance



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

November 22, 2023

VARIANCE APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

ROBINSON OUTDOOR, LLC

PETITIONER INFORMATION:

Danny Marler 50 ROBINSON INDUSTRIAL DR. PERRYVILLE, MO 63775
Primary contact name Mailing address City, State, Zip
(314) 304-8725 d.marler@robinsonoutdoorllc.com
Phone Fax Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Applicant	EDWARD ROBINSON	ROBINSON OUTDOOR LLC	50 ROBINSON INDUSTRIAL DR. PERRYVILLE, MO 63775	
Owner(s)	OWNER OF ROBINSON OUTDOOR LLC			(513) 768-2429
Developer(s)				
Engineer				
Surveyor				
Agent/Attorney				

SITE INFORMATION:

2.29 ACRES 735 W. MAIN ST. GALESBURG, IL 61401 99-10-351-033
Acres Site address or location Property Identification Number (PIN)

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

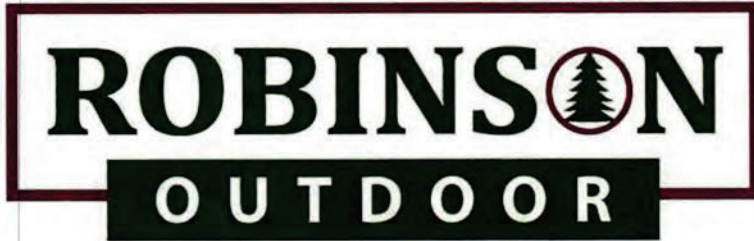
(CHAPTER 152) B-2 ZONING DESIGN 1.) SPACING FROM OTHER OFF-PREMISE / 750' (STATE REGULATION 300')
2.) (3) SINGLE STAGED FACES (288 sq ft/EA), 3.) 150' FROM RESIDENTIAL ZONING (MOCHUNK, PANA, PERRYVILLE, SCHOOL)
4.) ILLUMINATION / 24 HRS. FOR EMERGENCY ALERT SYSTEM ON SIGN.

ZONING INFORMATION:

B-2 / COMMERCIAL
Current Zoning
NATURE'S TREATMENT GALESBURG (JACQUEEN PROPERTIES LLC) 2.29 ACRES
Existing Land Use

EXPLAIN THE REASON FOR THE VARIANCE REQUEST:

NO LOCATION ON THE PROPERTY WILL WORK WITHOUT VARIANCE. OBVIOUSLY FOR THE SIGN TO BE
EFFECTIVE IT HAS TO BE IN A POSITION RESIDENTS CAN VIEW SAFELY. PLEASE NOTE THE SIGN
WILL HAVE ADVERTISEMENT FOR LOCAL BUSINESS, BUT WILL ALSO HAVE COMMUNITY AND PUBLIC
SERVICE NEWS, E.G. EMERGENCY WEATHER NOTIFICATION, POLICE ALERTS, GENERAL PUBLIC SERVICE NOTIFICATIONS
Description why the applicant is not able to comply with the code requirement. AND EVENTS,



50 Robinson Industrial Drive
Perryville, MO 63775
t: 573-768-8100
f: 573 547-1075

Date: 09/19/2023

To Whom it May Concern,

An agreement has been reached between Jacquin Properties LLC landowner(s), and Robinson Outdoor LLC ("Robinson"), granting Robinson permission to erect and maintain an outdoor advertising structure on our property. This agreement is good for a minimum of 3 years. Please issue the required permit(s).

Address of proposed sign: 735 W Main

Should you need a verbal confirmation, please reach out to me at 309 738-1007
(Phone number)

Sincerely,

X:

Landowner(s)

cc: File

Robinson Outdoor, LLC.

Project Information

Property Owner: Trent Jacquin and Partner

Business Name: Nature's Treatment Galesburg

Address: 735 W. Main St. Galesburg, IL 61401

Zoned: B-2 (Commercial)

Phone: (309)738-1007

Sign Company: Robinson Outdoor, LLC

Address: 50 Robinson Industrial Dr. Perryville, MO 63775

Contact: Danny Marler Real Estate

Email: d.marler@robinsonoutdoorllc.com

Signage: New (3) sided structure, digital/LED

Sign Faces (12'X24')

Shape: Triangle

Height: 27' overall

Land Agreement: Attached is a signed Permission Letter and Financial Agreement for an Easement Purchase from Trent Jacquin. The money information will be blacked out for privacy protection.

All our signs have auto dimmers installed.

We are providing a engineered copy of the structure we are proposing to the City of Galesburg. This is a look alike only, the original plans will be submitted upon the structure being built. A digital copy and printed copy will be given to the city Building Inspector upon approval of City required Permits being obtained.

Please see the second page for variances required.

City Ordinance Requirements:

Two Faces Permitted

Overall, Height permitted 25'

Ground clearance required 10'

Distance to another Off-Premises sign 750'

Distance to On-Premises sign 75' radius

Distance:

Park 500'

Church 500'

Playground 500'

School 500'

Residential Zoning 500'

Other off-premises signs 750'

Illumination of sign: 10:00pm to 6:00am

Variance being requested:

Requesting (3) face structure

Requesting 27' overall Ht.

Requesting 13'

Requesting 300' minimum.

(State of Illinois Requires 300')

Were clear on this regulation.

Variance Distance:

Park: Clear

Church: Clear

Playground: Clear

School: Clear

Residential Zoning: 190' from sign

Other off-premises sign 419' away

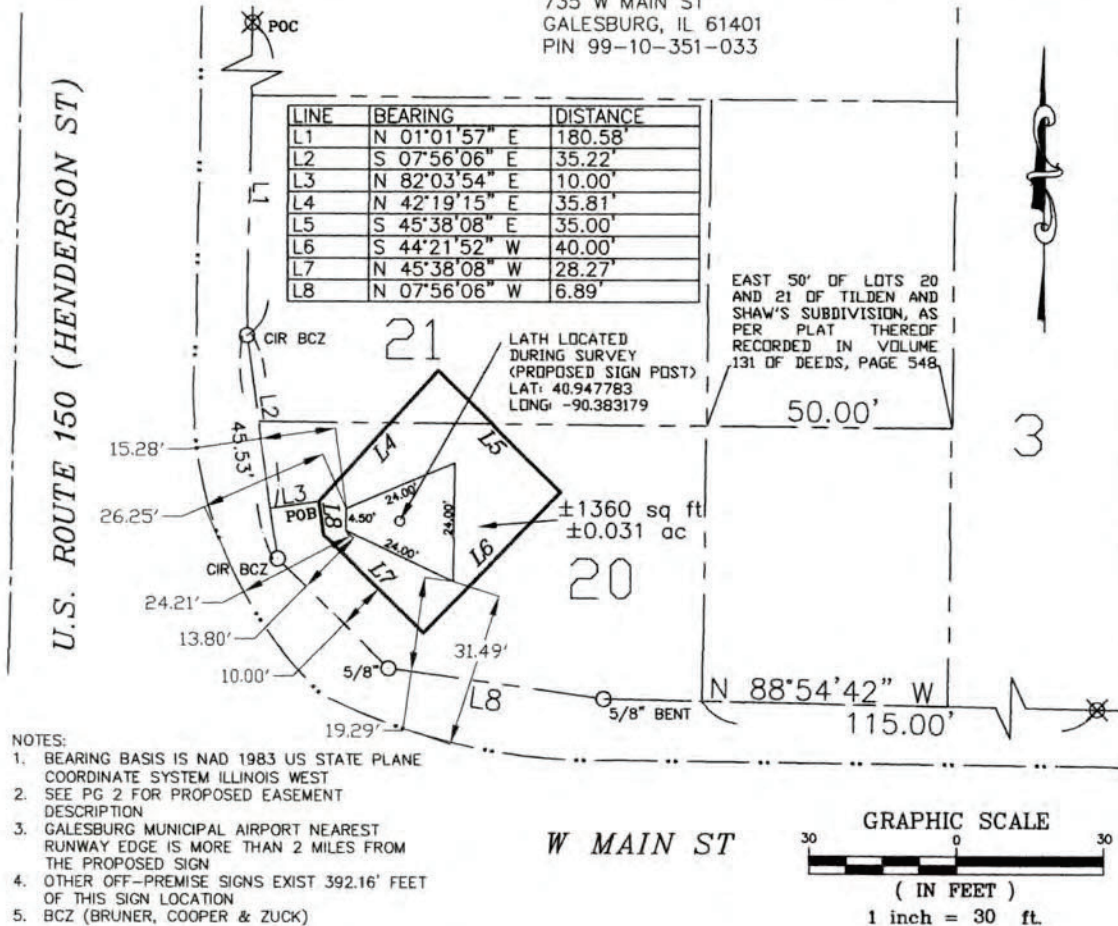
Illumination of sign: 24/7 for emergency

Alerts and notifications

EASEMENT PLAT

PART OF LOT 20 AND 21 OF TILDEN AND SHAW'S SUBDIVISION OF ORIGINAL TEN ACRE LOT 12 IN THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS, AS PER PLAT THEREOF RECORDED IN VOLUME 131 OF DEEDS, PAGE 548, EXCEPTING THEREFROM A TRACT OF LAND DESCRIBED IN RIGHT OF WAY PLAT RECORDED AT THE KNOX COUNTY RECORDERS OFFICE ON MAY 18, 1964, BOOK 607, PAGE 63 AND ALSO EXCEPTING THEREFROM A TRACT OF LAND DESCRIBED IN RIGHT OF WAY PLAT RECORDED AT THE KNOX COUNTY RECORDERS OFFICE ON FEBRUARY 4, 1999, BOOK 2454, PAGE 85.

SITE LOCATION:
735 W MAIN ST
GALESBURG, IL 61401
PIN 99-10-351-033



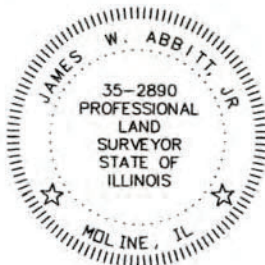
I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND IT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY PERSONAL SUPERVISION AND THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

DRAFT

JAMES W. ABBITT, JR.
IPLS NO. 35-2890
MY LICENSE EXPIRES NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM NO. 184.008195-008

DATE

LEGEND
○ FOUND IRON ROD (AS NOTED)
✕ SCRIBED X
— PROPOSED EASEMENT
--- ROW LINE OR LOT LINE
.. BACK OF CURB
--- CENTERLINE R.O.W.
(100.00') DEED OR PLATTED
100.00' MEASURED



Abbitt
Survey & Development, PLLC

ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 1
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 10-31-2023	SCALE: 1" = 30'	DRAWN BY: JADB	CHECKED BY: JWA
PREPARED FOR: ROBINSON OUTDOORS ATTN: DANNY MARLER 50 ROBINSON INDUSTRIAL DRIVE PERRYVILLE, MO 63775		LEGAL DESC. ON PG 2 PAGE: 1 OF 2	
DRAWING TITLE: EASEMENT PLAT		DRAWING No.: 23-328-GA-BT-ROBINSON	

EASEMENT PLAT

PART OF LOT 20 AND 21 OF TILDEN AND SHAW'S SUBDIVISION OF ORIGINAL TEN ACRE LOT 12 IN THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS, AS PER PLAT THEREOF RECORDED IN VOLUME 131 OF DEEDS, PAGE 548, EXCEPTING THEREFROM A TRACT OF LAND DESCRIBED IN RIGHT OF WAY PLAT RECORDED AT THE KNOX COUNTY RECORDERS OFFICE ON MAY 18, 1964, BOOK 607, PAGE 63 AND ALSO EXCEPTING THEREFROM A TRACT OF LAND DESCRIBED IN RIGHT OF WAY PLAT RECORDED AT THE KNOX COUNTY RECORDERS OFFICE ON FEBRUARY 4, 1999, BOOK 2454, PAGE 85.

EASEMENT DESCRIPTION:

COMMENCING AT A SCRIBED "X" AT THE INTERSECTION OF U.S. ROUTE 150 (HENDERSON ST) EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROPERTY LINE OF LOT 23 OF TILDEN AND SHAW'S SUBDIVISION AS SHOWN IN RIGHT OF WAY PLAT RECORDED AT THE KNOX COUNTY RECORDERS OFFICE ON FEBRUARY 4, 1999, BOOK 2454, PAGE 85;

THENCE SOUTH 01°01'57" WEST, A DISTANCE OF 180.58 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO AN IRON ROD WITH A BRUNER COOPER & ZUCK CAP;

THENCE SOUTH 07°56'06" EAST, A DISTANCE OF 35.22 FEET;

THENCE NORTH 82°03'54" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 42°19'15" EAST, A DISTANCE OF 35.81 FEET;

THENCE SOUTH 45°38'08" EAST, A DISTANCE OF 35.00 FEET;

THENCE SOUTH 44°21'52" WEST, A DISTANCE OF 40.00 FEET;

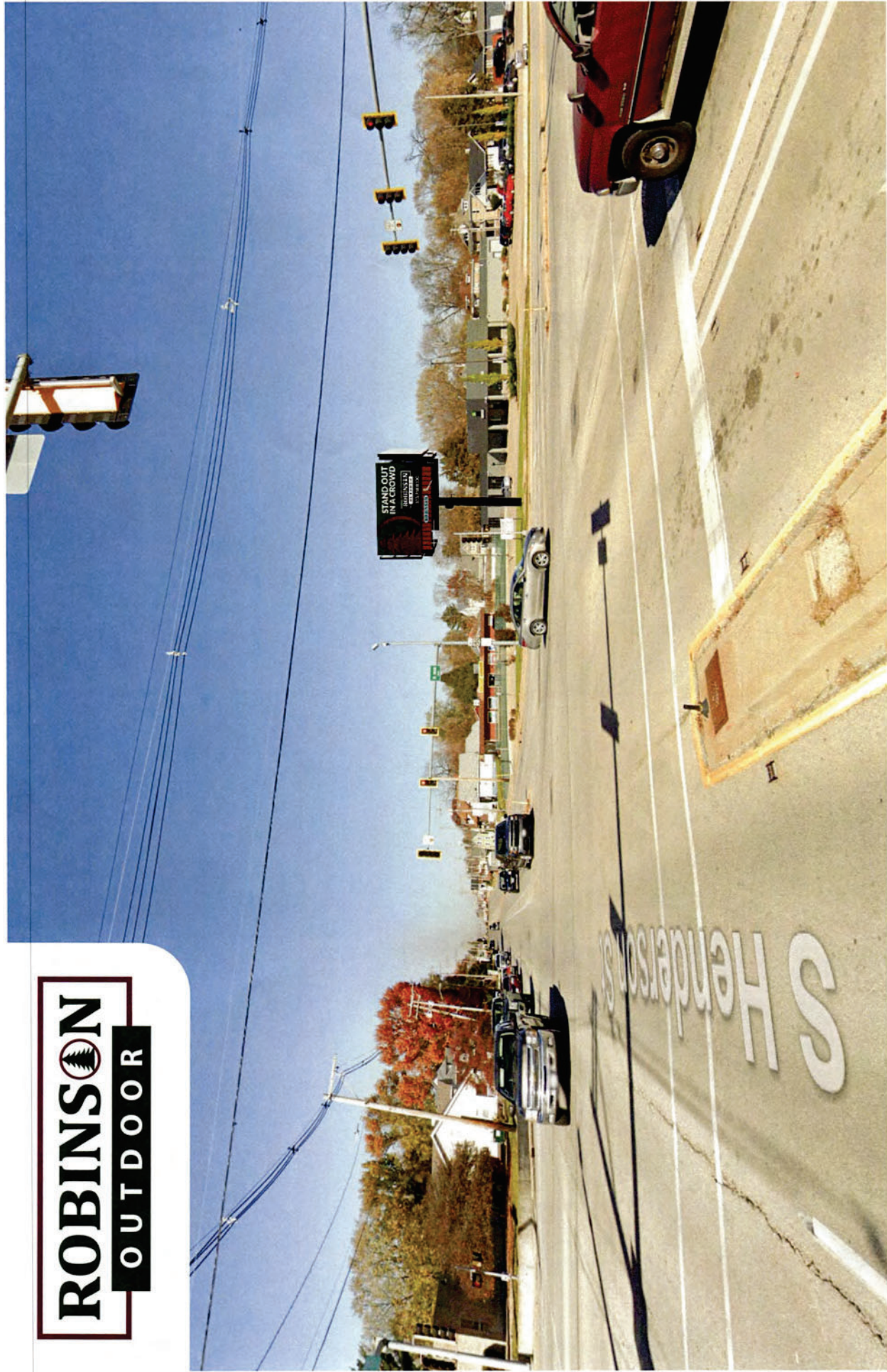
THENCE NORTH 45°38'08" WEST, A DISTANCE OF 28.27 FEET;

THENCE NORTH 07°56'06" WEST, A DISTANCE OF 6.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED REAL ESTATE CONTAINS 1360 SQUARE FEET, 0.031 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS LEGAL DESCRIPTION, THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 150 HAS AN OBSERVED BEARING OF SOUTH 01°01'57" WEST.

 Abbitt Survey & Development, PLLC		ABBITT SURVEY & DEVELOPMENT, PLLC. 4900 38TH AVE. SUITE 1 MOLINE, ILLINOIS 61265 PH. 309-524-3124	
DATE: 10-24-2023		DRAWN BY: JADB	CHECKED BY: JWA
PREPARED FOR: ROBINSON OUTDOORS ATTN: DANNY MARLER 50 ROBINSON INDUSTRIAL DRIVE PERRYVILLE, MO 63775		PAGE: 2 OF 2	
DRAWING TITLE: EASEMENT PLAT		DRAWING No.: 23-328-GA-BT-ROBINSON	

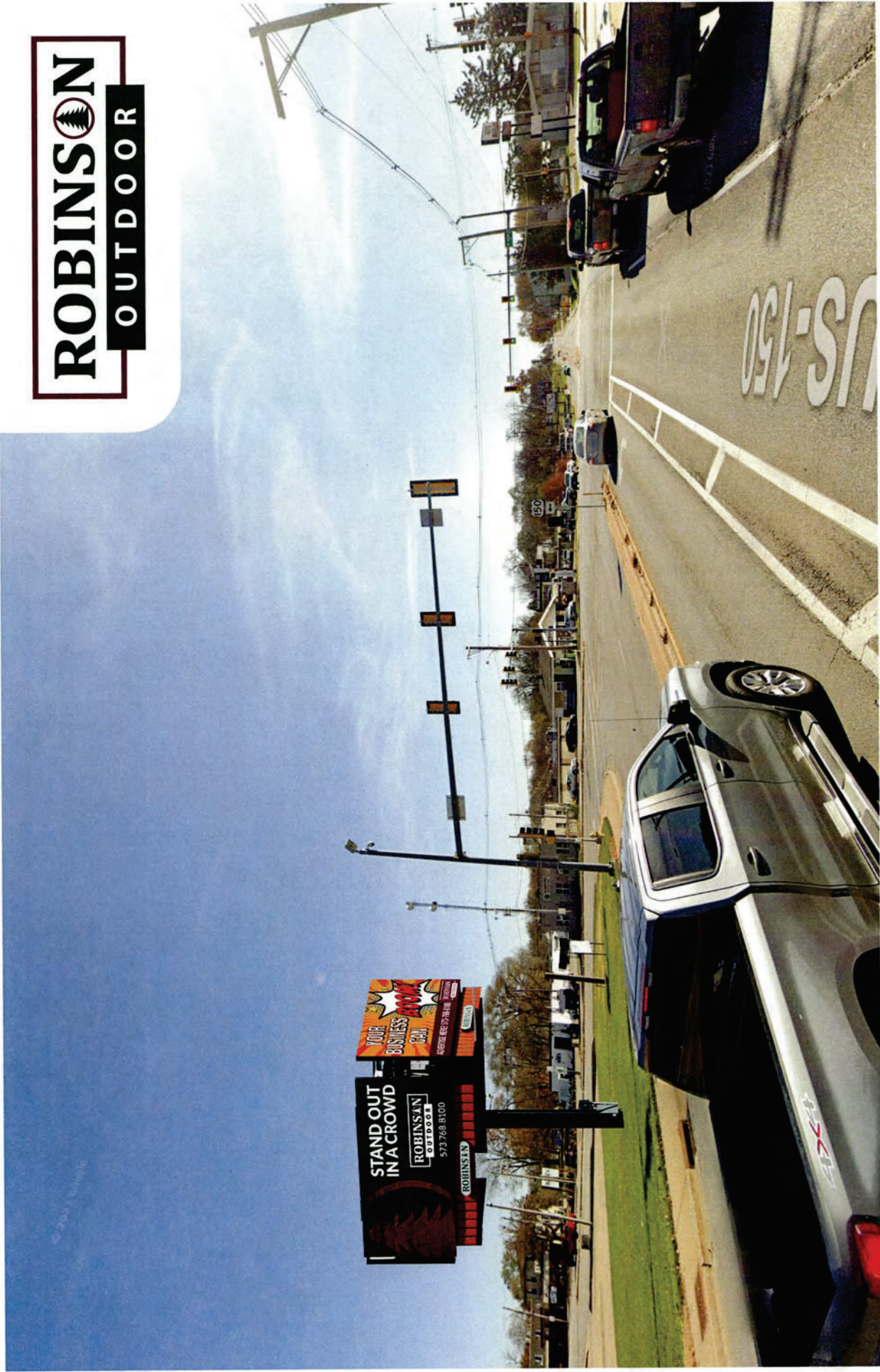


GALESBURG, IL





GALESBURG, IL



GALESBURG, IL