



Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers
City Hall, 55 W Tompkins St
April 25, 2023

A G E N D A

	Approve	Minutes of the January 10, 2023 meeting
	Update	Past Planning and Zoning Commission items
	Receive	General citizen comments
PZ-23-0401	Public Hearing	Amendment to Preannexation Agreement to modify access from N Seminary and Zoning District, located at property in the 2000 block of N Seminary St.
PZ-23-0402	Public Hearing	Zoning Amendment of approximately the south 360 feet of Lot 4 of the Benny Schachtrup Subdivision Phase II, from Single Family (R1C) to Institutional (I).

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
Tuesday, January 10, 2023 at 5:30 p.m.

MEMBERS PRESENT: Bill Johnson, Mark Lee, Neil Thomas, David Uhlmann, 4.
MEMBERS ABSENT: Katina Cochrane, Ardennia Leahy, Steve McKelvie, 3.
OTHERS PRESENT: Stephen Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

Approve Minutes of the December 20, 2022 meeting
Member Lee moved to approve the minutes, seconded by Member Thomas.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Minor Plat of the Gale Village Resubdivision No 2 and the zoning amendment related to the subdivision were continued to January 10, 2023.

Receive Citizen Comment
None Received.

PZ-23-0101 Public Hearing Special Use application to allow wood processing at 1745 S Henderson St.

Becky Good, Bradley Smoker stated they will continue to do distribution and customer service at their current building across the street. Bradley Smoker is moving their manufacturing to Galesburg at 1745 S Henderson St.

The Commission members considered the following items:

- The establishment, maintenance or operation of the special use may be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- The establishment of the special use may impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- The Development Review Committee reviewed the proposed Special Use at their December 28, 2022 meeting and recommended approval.

Member Thomas moved, seconded by Member Lee to approve of the Special Use.

Roll Call #1

Ayes: Johnson, Lee, Thomas, Uhlmann, 4.

Nays: None.

Abstentions: None.

Absent: Cochrane, Leahy, McKelvie, 3.

Chairperson declared the motion approved.

PZ-23-0102 Public Hearing Zoning Amendment, R1B, Single Family to R1A, Single Family, properties at the SW corner of Louisville Rd and S Academy St

The Commission members considered the following items:

- 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;
- The subject property is suitable for the proposed zoning classification.
- The Development Review Committee reviewed the proposed zoning amendment at their December 28, 2022 meeting and recommend approval.

Member Lee moved, seconded by Member Thomas to recommend approval of the zoning amendment.

Roll Call #2

Ayes: Johnson, Lee, Thomas, Uhlmann, 4.

Nays: None.

Abstentions: None.

Absent: Cochrane, Leahy, McKelvie, 3.

Chairperson declared the motion approved.

PZ-23-0103 Public Hearing Minor Plat of the Gale Village ReSubdivision No 2

Ascent Church and Mike Martin were present.

Ruth Dietrich, 2883 Montague Dr, read a statement that the neighborhood had a meeting with the church last week and discussed the proposed project and the neighborhood no longer opposes the zoning amendment.

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 December 7, 2022 meeting and recommended approval.

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

Roll Call #3

Ayes: Johnson, Lee, Thomas, Uhlmann, 4.

Nays: None.

Abstentions: None.

Absent: Cochrane, Leahy, McKelvie, 3.

Chairperson declared the motion approved.

**PZ-22-0104 Public Hearing Zoning Amendment, R2 Two-Family to I Insitutional,
property west of Gale Village Dr**

Mike Martin was present.

The Commission members considered the following items:

- 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;
- The subject property is suitable for the proposed zoning classification.
- The Development Review Committee reviewed the proposed zoning amendment at their December 7, 2022 meeting and recommend approval.

Member Lee moved, seconded by Member Thomas to recommend approval of the zoning amendment.

Roll Call #4

Ayes: Johnson, Lee, Thomas, Uhlmann, 4.

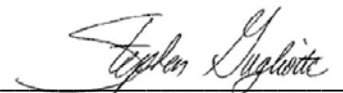
Nays: None.

Abstentions: None.

Absent: Cochrane, Leahy, McKelvie, 3.

Chairperson declared the motion approved.

There being no further business, the meeting adjourned at 5:44 p.m.



Steve Gugliotta, Director of Community Development



Planning and Zoning Commission Letter
April 25, 2023

AGENDA ITEM: PZ-23-0401 Amendment to Preannexation Agreement to modify access from N Seminary and Zoning District, located at property in the 2000 block of N Seminary St.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the proposed amendments to the Preannexation Agreement during their April 5, 2023 meeting and recommend approval.

BACKGROUND: Attached for the Committee's review is a request from Graham Hospital Association, an Illinois not-for-profit corporation, to amend an existing preannexation agreement to modify one of the allowed access points to the property from N Seminary St to a different location and also amend the zoning of a portion of the property.

At their May 19, 2014 meeting, the Council approved a resolution approving a Pre-annexation Agreement for what was a vacant parcel at the southwest corner of North Seminary Street and East Carl Sandburg Drive. Section III of that Agreement limited access to the property along both East Carl Sandburg Drive and North Seminary Street to specific locations. There were 2 allowed access points along E Carl Sandburg Dr and three along N Seminary St. The Pre-annexation agreement also stipulated the zoning districts.

The amendment to the agreement would be to allow the amendment of zoning districts and the access described in Section III, Part C, Number 3 of the Pre-Annexation Agreement and change the description from:

“Approximately 1425+/- feet south of East Carl Sandburg Drive centerline for a City street to serve residential lots in the south portion of the development”, to:

“Approximately 1568 +/- feet from East Carl Sandburg Drive centerline for an access to serve a commercial business in the south portion of the development.”

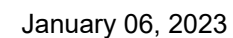
It is anticipated this item will go to the City Council at their May 1st meeting for consideration.

SUPPORTING DOCUMENTS:

1. Aerial – General location
 2. Correspondence from Developer
 3. Proposed location map and Concept Plan
 4. Sections I & III and Exhibit J of Preannexation Agreement
 5. Resolution
 6. Agreement to amend Preannexation Agreement
- cc: File Copy



Zoning



April 3, 2023

City of Galesburg

Official Request – Benny Schachtrup Pre-annexation Agreement Amendments

Graham Hospital Association is submitting this official request to make the necessary modifications to the Pre-annexation Agreement to continue the progression of constructing the ~\$6,000,000 / 13,672 square foot Graham Medical Group Clinic.

The amendment to the agreement would be to allow the amendment of zoning districts and the access described in Section III, Part C, Number 3 of the Pre-Annexation Agreement and change the description from:

“Approximately 1425+/- feet south of East Carl Sandburg Drive centerline for a City street to serve residential lots in the south portion of the development”,

to:

“Approximately 1568 +/- feet from East Carl Sandburg Drive centerline for an access to serve a commercial business in the south portion of the development.”

Attached for your reference is the Proposed Concept Plan and Location Map showing the location & distance for the proposed commercial access.

We appreciate the City's attention to this issue. Our plans are to begin construction of the facility in July of 2023, with the first patients being seen in July of 2024.

Sincerely yours,



Robert G. Senneff

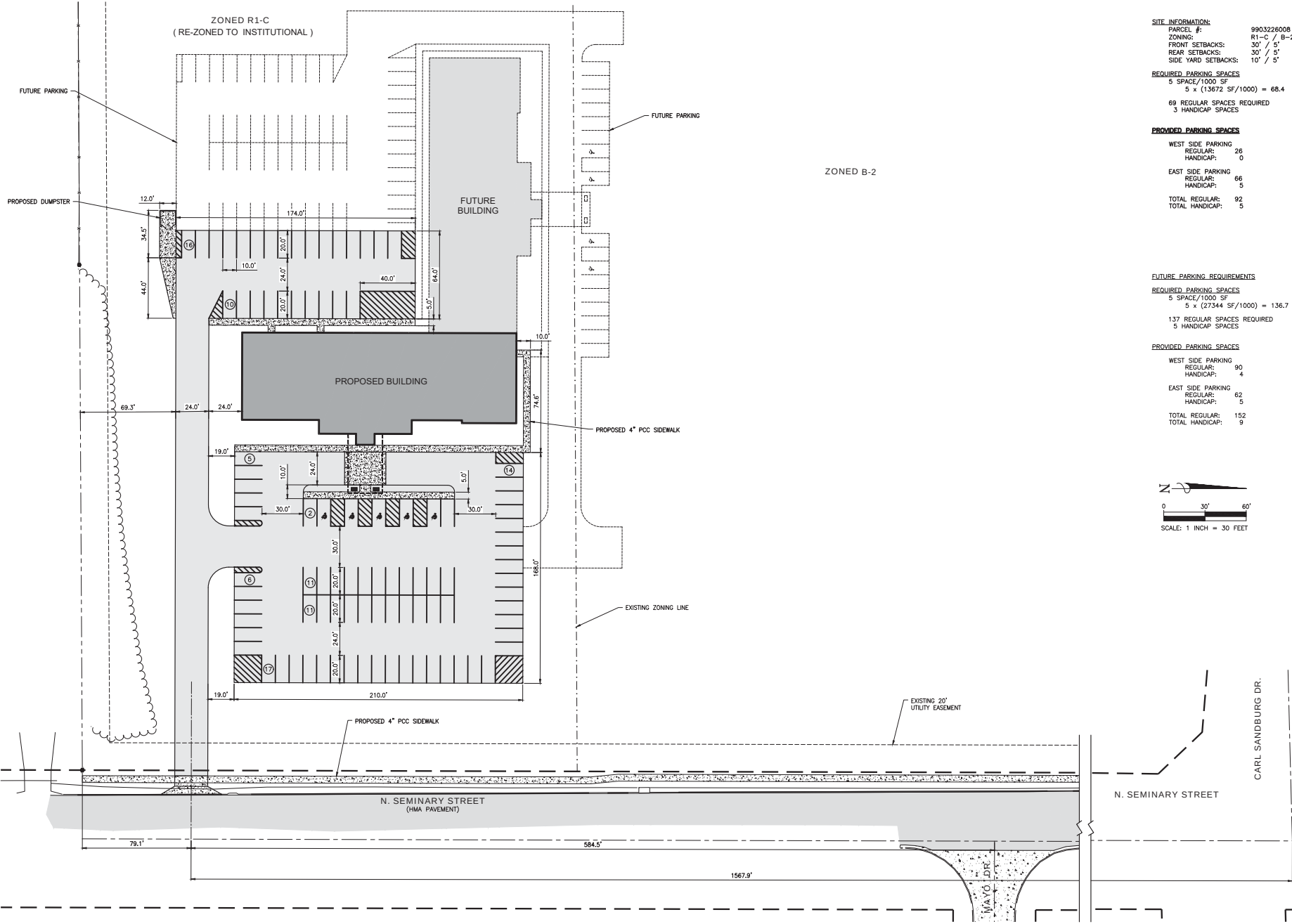
President & CEO



Jake Green

Senior Director of Regional Development

1 OF 1



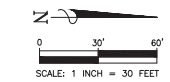
SITE INFORMATION:
 PARCEL #: 9903226008
 ZONING: R1-C / B-2
 FRONT SETBACKS: 30' / 5'
 REAR SETBACKS: 30' / 5'
 SIDE YARD SETBACKS: 10' / 5'

REQUIRED PARKING SPACES
 5 SPACE/1000 SF
 5 x (13672 SF/1000) = 68.4
 69 REGULAR SPACES REQUIRED
 3 HANDICAP SPACES

PROVIDED PARKING SPACES
 WEST SIDE PARKING
 REGULAR: 26
 HANDICAP: 0
 EAST SIDE PARKING
 REGULAR: 66
 HANDICAP: 5
 TOTAL REGULAR: 92
 TOTAL HANDICAP: 5

FUTURE PARKING REQUIREMENTS
REQUIRED PARKING SPACES
 5 SPACE/1000 SF
 5 x (27344 SF/1000) = 136.7
 137 REGULAR SPACES REQUIRED
 5 HANDICAP SPACES

PROVIDED PARKING SPACES
 WEST SIDE PARKING
 REGULAR: 90
 HANDICAP: 4
 EAST SIDE PARKING
 REGULAR: 62
 HANDICAP: 5
 TOTAL REGULAR: 152
 TOTAL HANDICAP: 9



MAURER-STUTZ ARCHITECTS 1100 N. WABASH AVENUE, SUITE 1000 CHICAGO, IL 60610 TEL: (312) 467-1000 FAX: (312) 467-1001 WWW.MAURER-STUTZ.COM	
PROPOSED CONCEPT PLAN Graham Medical Clinic - Galesburg, IL	Project:
Sheet:	Date:
Designed By: JCP / JAM	Drawn By: JAM
Reviewed By: JCP	Date: 15 March 2023
Project No.: 24123001.00	Drawing:
CP 1 1 OF X	

- A. PARCEL II is located at the northeast corner of PARCEL I and is described in Exhibit C. PARCEL III consists of the area that remains from PARCEL I after PARCEL II is removed and is described in Exhibit E. PARCEL II and PARCEL III are hereinafter referred to as PROPERTY.
- C. There is a parcel of land immediately west of and adjacent to PROPERTY which is already within the corporate boundaries of the City of Galesburg. It is defined as PARCEL IV in Exhibit G. This parcel is also proposed to be a part of the overall development of this area. The OWNER has requested that a zoning map amendment for this adjacent parcel be processed at the same time as the annexation ordinance for the PROPERTY. Should the City Council fail to approve the zoning map amendment for this adjacent parcel, the strip of land, as shown in Exhibit H, on the PROPERTY and located west of the proposed B2 zoning that is shown to be R1C, shall be zoned R1A.
- D. OWNER and DEVELOPER agree to require the use of downlighting for all exterior building lighting fixtures with light bulbs of over 175 watts and all parking lot lighting fixtures for all commercial and office uses located on the property and comply with the City's outdoor lighting requirements.
- E. All dumpsters located on the PROPERTY for all commercial or office uses shall be situated within solid fence enclosures. Said enclosure shall have a height sufficient to screen all of the dumpster, but not to exceed eight (8) feet in height and in accordance with the City's fence and site plan requirements.

II. SITE PLAN DEVELOPMENT

- A. Development of the PROPERTY shall be generally in compliance with the general site plan in Exhibit I.
- B. Any material changes to the site plan shall be submitted to the City Council for their review, consideration, and approval. If approval is required, it shall not be withheld unreasonably or delayed unreasonably.
- C. CITY acknowledges development of the PROPERTY will be accomplished in phases as determined by the OWNER and DEVELOPER.
- D. DEVELOPER, OWNER and CITY acknowledge all Special Uses in the R1C District and all uses in the B2 District require a site plan review process for all new construction or additions and changes in the use of existing buildings or parking lots which result in any exterior alteration or construction.

III. ACCESS TO PROPERTY

- A. OWNER and DEVELOPER understand North Seminary Street located along the east property line of the PROPERTY and East Carl Sandburg Drive along the north property

line of the PROPERTY are designated major streets. Due to this designation, access to the site will be restricted to certain locations.

B. CITY agrees to allow access from the PROPERTY to East Carl Sandburg Drive at two points. Said points are at the following approximate locations:

1. Approximately 425 ± feet west of the centerline of North Seminary Street for an access and private drive for the general public to serve the commercial development including PARCEL II.
2. Approximately 550 ± feet east of the centerline of North Seminary Street for a City street to serve the commercial lots in the development. This access point may be developed in the future as a City street to serve additional commercial developments.

C. CITY agrees to allow access from the PROPERTY to North Seminary Street at three points. Said points are at the following approximate locations:

1. Approximately 410 ± feet south of East Carl Sandburg Drive centerline to line up with the access to Galesburg North Seminary LLC, for a private drive to serve the commercial lots, including PARCEL II.
2. Approximately 960 ± feet south of East Carl Sandburg Drive centerline to line up with Mayo Drive for a City street to serve the commercial lots in the development.
3. Approximately 1,425 ± feet south of East Carl Sandburg Drive centerline for a City street to serve residential lots in the south portion of the development.

D. OWNER and DEVELOPER understand no additional roads or driveways will be allowed to access East Carl Sandburg Drive and North Seminary Street.

IV. PLATTING PROCESS

A. It is understood by all parties if the PROPERTY is annexed and zoned in the city, OWNER shall transfer ownership of PARCEL II to DEVELOPER within one year from the approval date of the annexation ordinance.

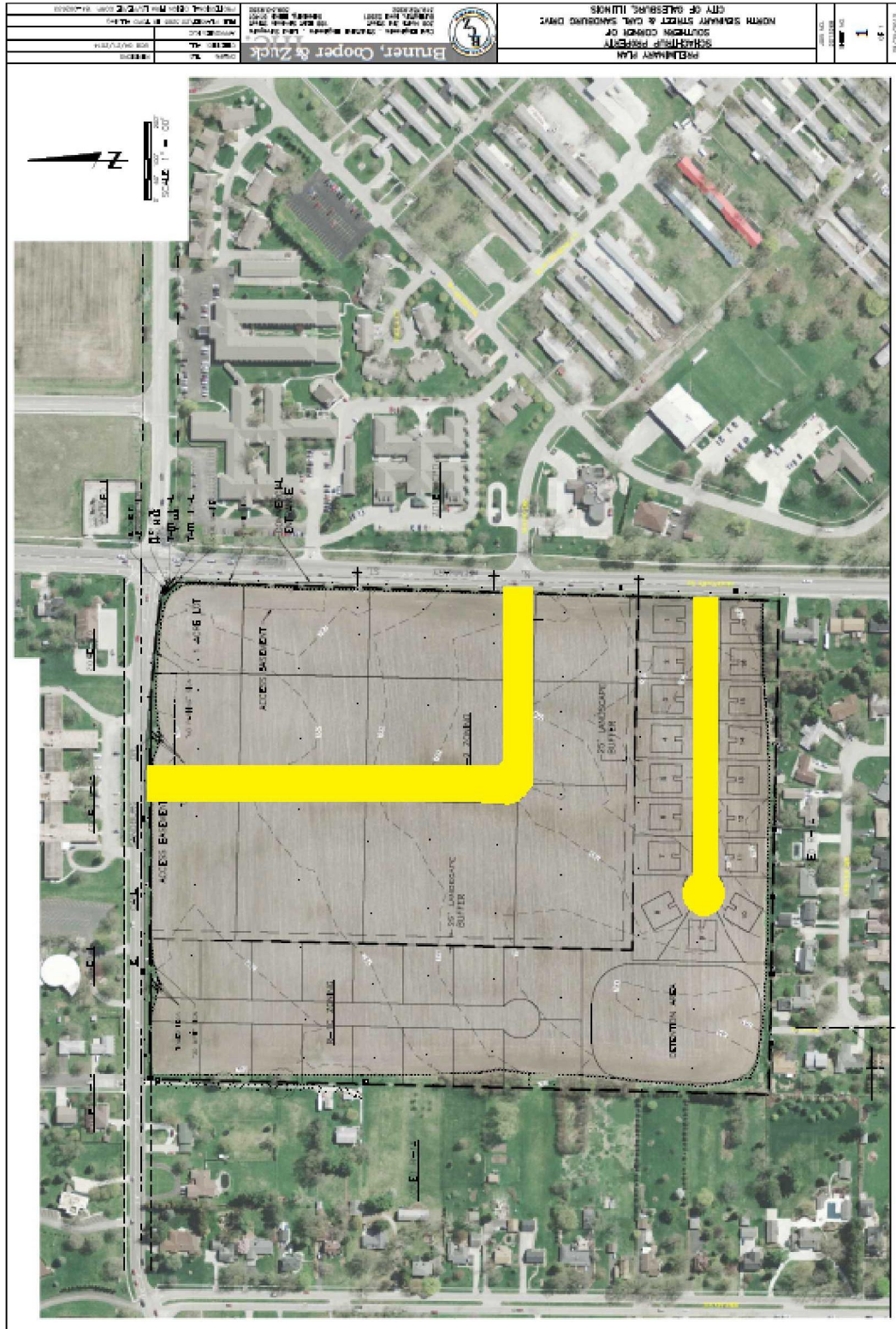
B. The OWNER shall within one (1) year of the approval of this agreement submit to CITY a minor plat to subdivide PARCEL II from the PROPERTY.

C. The minor plat referenced in Section IV. B. shall be in general compliance with the site plan listed in Exhibit D.

D. PARCEL III may be subdivided in phases and will be handled through the normal subdivision process and the preliminary plan shall be in general compliance with the site plan listed in Exhibit I. The filing of the final plat can be completed in phases.

Exhibit J

ROADWAYS WITHIN DEVELOPMENT PROPOSED TO BE DEDICATED AS PUBLIC STREETS



RESOLUTION NO. _____

WHEREAS, the City of Galesburg, Knox County, Illinois (the "City") is a municipality and a home rule unit of government under Section 6 of the Article VII of the 1970 Constitution of the State of Illinois entered into a Preannexation Agreement dated May 19, 2014 with a previous property owner for a property located at the southwest corner of North Seminary Street and East Carl Sandburg Drive, more specifically the lot in question located at Lot 4 of the Benny Schachtrup Subdivision Phase 2; and

WHEREAS, the current owner, Graham Hospital Association, an Illinois not-for-profit corporation, has requested an amendment to the preannexation agreement to modify the zoning district and location of an access to Lot 4 of the Benny Schachtrup Subdivision Phase 2 from N Seminary St; and

WHEREAS, the City Council of the City of Galesburg must approve the amendment;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, ILLINOIS:

SECTION 1. That the amendment to the aforementioned preannexation agreement, said amendment shown as Exhibit 1 attached hereto and made a part of this resolution by reference, should be, and hereby is approved.

SECTION 2. That the Mayor be, and hereby is, authorized and directed to execute said amendment, and the City Clerk be, and she is, authorized and directed to attest said execution, all on behalf of said City.

SECTION 3. This resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Approved this ____ day of _____, 2023, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk

CITY OF GALESBURG
AGREEMENT TO AMEND PREANNEXATION AGREEMENT
GALESBURG, IL

Lot 4 of the Benny Schachtrup Subdivision Phase 2, being a resubdivision of Lot 2 of Benny Schachtrup, being a part of the Northeast Quarter of Section 3, Township 11 North, Range 1 East of the Fourth Principal Meridian, City of Galesburg, Knox County, Illinois, as set forth on Plat dated January 9, 2015, and recorded May 1, 2015, in Book 41 Plats at Page 38, as Document Number 1025457.

Commonly known as: Lot 4 of the Benny Schachtrup Subdivision Phase 2, Galesburg, IL 61401

Property Identification Number: 99-03-226-008

Submitted by:
Kelli R. Bennewitz
City Clerk
City of Galesburg

Return to:
Kelli R. Bennewitz
City Clerk
City of Galesburg
P.O. Box 1387
Galesburg, IL 61401

AGREEMENT TO AMEND PREANNEXATION AGREEMENT

This agreement entered into this _____ day of _____, 2023 by and between the City of Galesburg, Knox County, Illinois, a municipal corporation, whose principal business address is 55 West Tompkins Street, Galesburg, Illinois, 61401, hereinafter referred to as "CITY" and Graham Hospital Association, an Illinois not-for-profit corporation, whose principal address is 201 W Walnut St, Canton, Illinois, 61520, hereinafter referred to as "Owner".

WHEREAS, a previous owner and developer had entered into a Preannexation Agreement dated May 19, 2014 and approved by City Council via resolution 14-14; and

WHEREAS, the parties hereto wish to amend Section I. Zoning A. to allow the option of requesting Zoning Amendments;

WHEREAS, the parties hereto wish to amend Section III. Access to Property C. 3. of said Preannexation Agreement;

Now, THEREFORE, for good and valuable consideration the parties hereto agree:

1. That Section I. Zoning A. be amended by adding the following sentence to the end:

In future years, Zoning Amendments shall be allowed to be requested through the Zoning Map Amendments process established by the City of Galesburg Code of Ordinances.

2. That the said Section III. Access to Property C.3. be amended to read as follows:

3. Approximately 1,568 ± feet from East Carl Sandburg Drive centerline for an access to serve a commercial business in the south portion of the development.

3. That all other terms conditions and covenants contained in said Preannexation Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the date first written above.

City: CITY OF GALESBURG, ILLINOIS
A Municipal Corporation

OWNER: Graham Hospital Association
an Illinois not-for-profit corporation

By: _____
Peter Schwartzman, Mayor

By: _____
Robert Senneff, CEO

Attest: _____
Kelli R. Bennewitz, City Clerk

Attest: _____



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter

April 25, 2023

AGENDA ITEM: PZ-23-0402 Zoning Amendment of approximately the south 360 feet of Lot 4 of the Benny Schachtrup Subdivision Phase II, from Single Family (R1C) to Institutional (I).

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Zoning Amendment during their April 5, 2023 meeting and recommend approval.

BACKGROUND: Graham Hospital Association purchased Lot 4 and Outlot A of the Benny Schachtrup Subdivision Phase 2. They intend on constructing an approximate 13,672 square foot out-patient clinic on approximately the south 360 feet of Lot 4 of the Benny Schachtrup Subdivision Phase II. This portion of the property is currently zoned R1C, Single Family Residential.

The R1C zoning district would allow a Clinic as a Conditional Use if the lot was less than 5 acres, not more than 50% of the lot was covered by buildings and the buildings were set back from all required yards an additional foot for each foot of building height. In this situation, the lot is approximately 7.682 acres, more or less, so they are requested a zoning amendment to go to the Institutional (I) Zoning District which allows a Clinic as a Permissive use.

The purpose of the I District is to accommodate existing and future public buildings and recreational uses, and other uses having purposes and impacts similar to public buildings. By creation of this special district, it is the intent of this code to avoid the problems inherent in treating the buildings as permitted or special uses in zoning districts characterized by uses and structures bearing no similarity to public and institutional uses and buildings.

KNOX COUNTY Zoning		Land Use
North	B2, General Business	Vacant Land
West	R1C-Single Family	Retention pond
East	CPD, Comprehensive Planned Development District	DD home
South	R1A-Single Family	Residential

In this case, the south property line abuts a residential zoning district, which requires landscaping. The applicant is proposing continuous shrubs along the parking lot and a mixture of various types of trees along the south end of the property.

It is anticipated this item will go to the City Council at their May 1st and May 15th meetings for consideration.

SUPPORTING DOCUMENTS:

1. Criteria for zoning amendments
2. Aerial map, general location
3. Application for zoning amendment
4. 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:

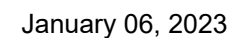
- (1) The proposed amendment is consistent with the intent of the Comprehensive Plan;
- (2) The proposed amendment corrects an error or inconsistency or addresses some changing condition in the area; if the change is inconsistent with the Comprehensive Plan and the rezoning is approved, the Comprehensive 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



Zoning



ZONING MAP AMENDMENT APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

Graham Hospital Association

PETITIONER INFORMATION:

Jake Green	210 W. Walnut St.	Canton, IL 61520
Primary contact name	Mailing address	City, State, Zip
309-647-5240 Ext. 2627	309-649-5101	jgreen@grahamhospital.org
Phone	Fax	Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Applicant	Robert Senneff, CEO	Graham Health System	210 W. Walnut St.	309-647-5240 Ext.2200
Owner(s)	Graham Health System			
Developer(s)	P.J. Hoerr, Inc			
	Val Ramirez, Project Manager			

SITE INFORMATION:

7.682	N. Seminary Street	9903223008
Acres	Site address or location	Property Identification Number (PIN)

See attached legal description and exhibit showing area to rezone.

Legal Description

ZONING INFORMATION:

R1-C

Current Zoning

Agricultural

Existing Land Use

Institutional

Proposed Zoning

Construction of 13,672 sf out-patient clinic. See attached proposed site plan, building floor plan, and exterior elevation plan.

Proposed Land Use/Reason for request

**Attach additional sheets as necessary*



50% DESIGN DEVELOPMENT 03.22.23

PROJECT: 22010172.00

A101

PRELIMINARY - NOT FOR CONSTRUCTION





STUDIO 480 ARCHITECTS
1240 ARMY
201 W. 2nd Street, Suite 408
Galesburg, IL 61401
508.786.9315

GALESBURG
SEMINARY STREET
CLINIC
GRAHAM MEDICAL GROUP
SEMINARY ST
GALESBURG, IL 61401

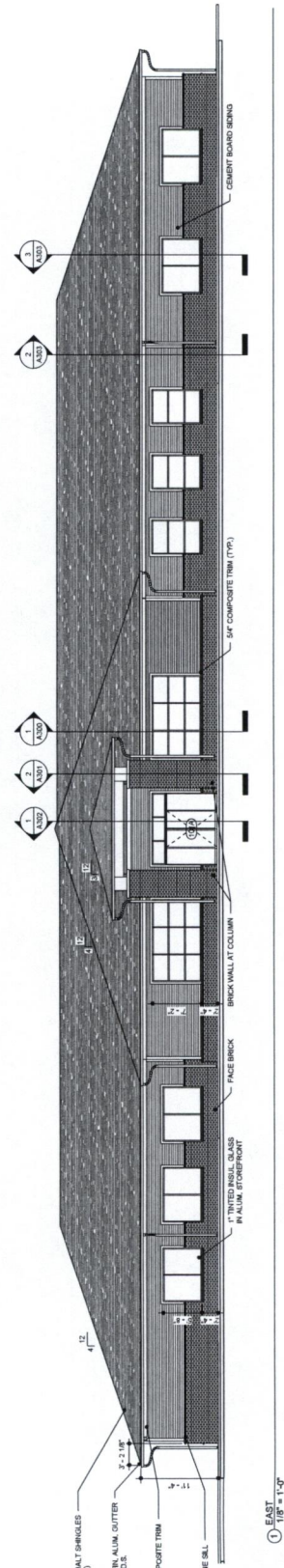
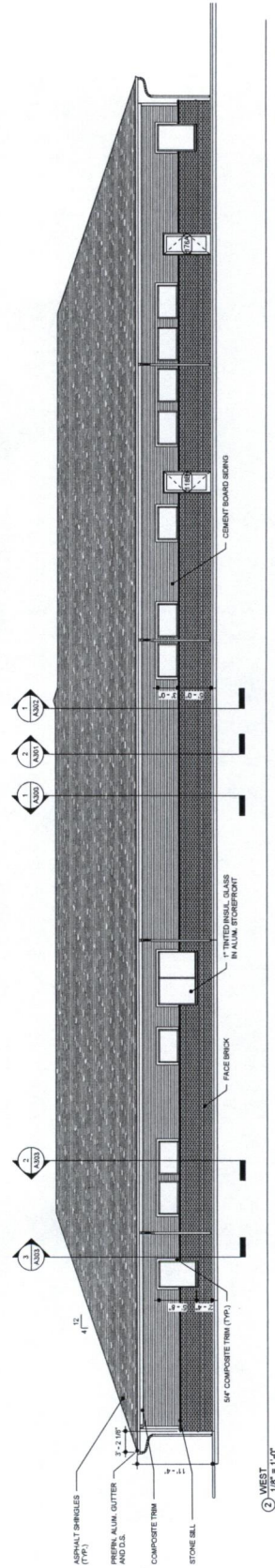
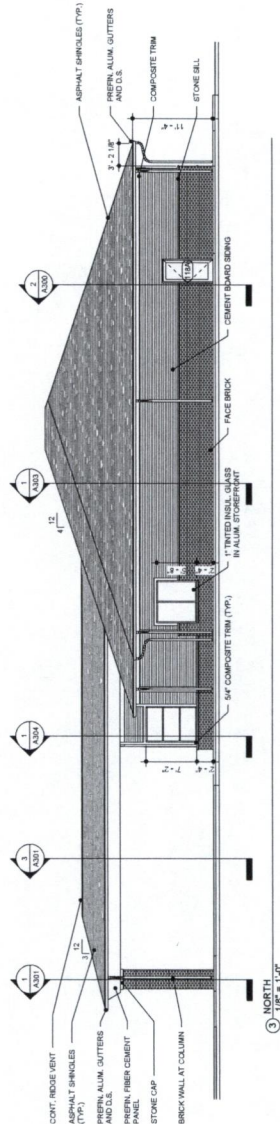
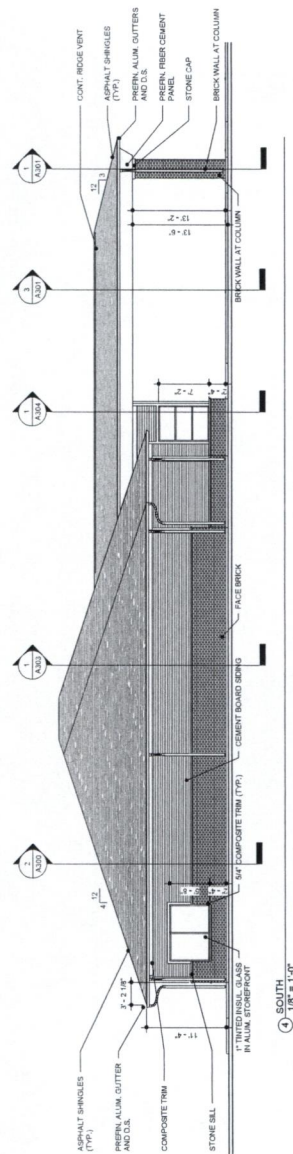
50% DESIGN DEVELOPMENT 03.22.23

EXTERIOR
ELEVATIONS

PROJECT: 2201072.00

A200

PRELIMINARY - NOT FOR CONSTRUCTION



FINAL PLAT

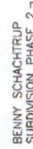
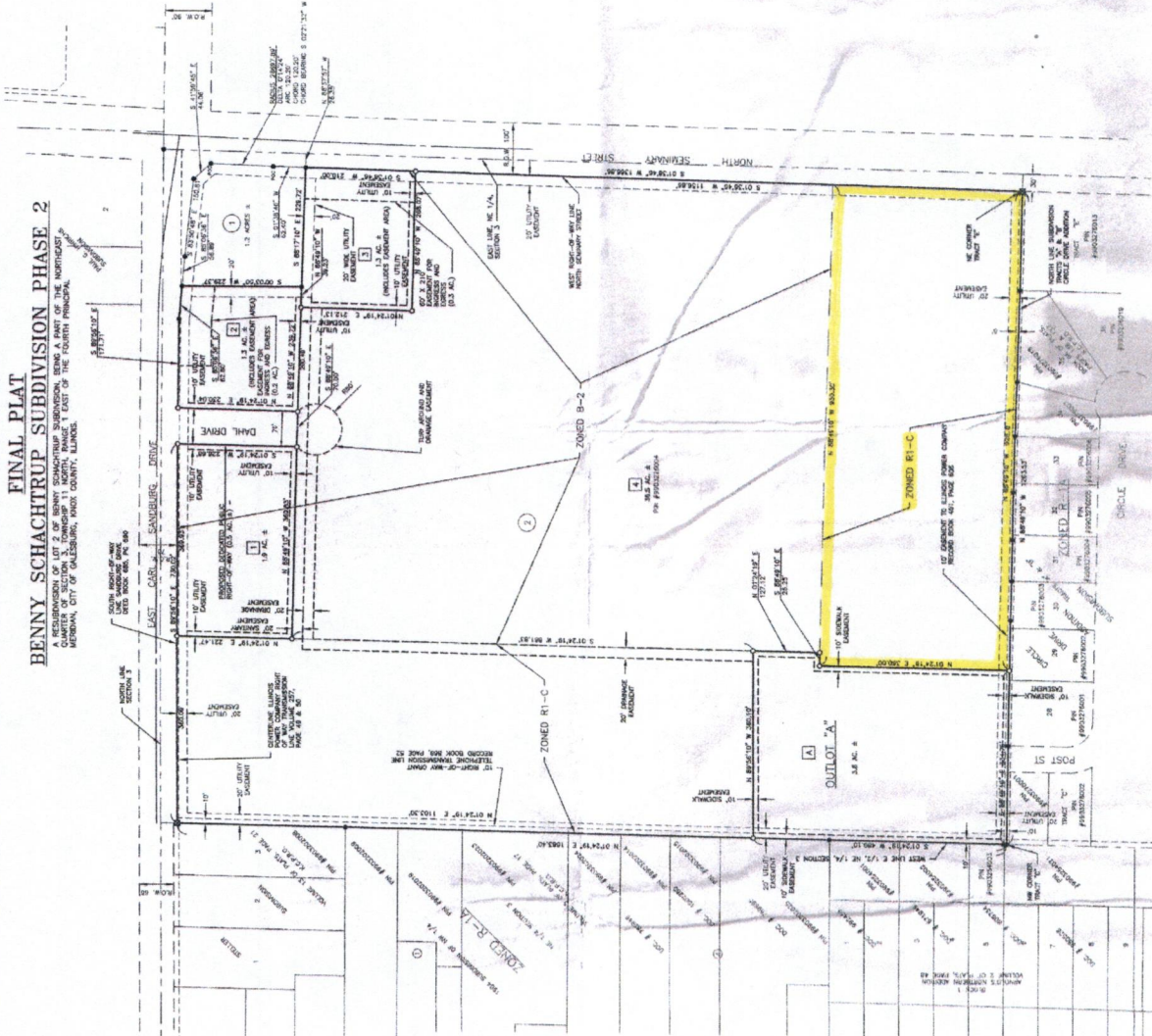
A RESUBDIVISION OF LOT 2 OF BENNY SCHWACHTRUP SUBDIVISION, BEING A PART OF THE QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.

- N.

LOT 14, BURNING CROSS, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848

BENNY SCHACHTRUP SUBDIVISION PHASE 2

TO INTRA STATE TELEPHONE COMPANY RECORDED IN BOOK 869, PAGE 52, AN EASEMENT TO ILLINOIS POWER COMPANY RECORDED IN BOOK 491, PAGE 608, AND AN EASEMENT TO ILLINOIS POWER COMPANY RECORDED IN VOLUME 257, PAGES 49 & 50 OF SAID PUBLIC RECORDS OF DECATUR COUNTY, ILLINOIS.



NO SCALE

- K.C.P.R.O. KNOX COUNTY, IL. PUBLIC RECORDS OFFICE

025457

Price: \$8.00

2016-17

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Civil Engineers : Structural Engineers : Land Surveyors

SHEET 1 OF 2

BRANNIN: ROR	CHICKENS: WAS	APPROVED: ROR
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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 R1C, Single-Family to I, Institutional District:

A part of Lot 4 in Benny Schachtrup Subdivision Phase 2, recorded May 1, 2015 as Document No. 1025457, being a resubdivision of Lot 2 of Benny Schachtrup Subdivision lying in part of the Northeast Quarter of Section 3, Township 11 North, Range 1 East of the Fourth Principal Meridian, City of Galesburg, Knox County, Illinois.

Beginning at a concrete monumnet marking the southeast corner of said Lot 4, thence North 88 degrees 49 minutes 10 seconds West 928.80 feet to an iron monument; thence North 01 degrees 24 minutes 19 seconds East 360.00 feet to an iron monument; thence South 88 degrees 49 minutes 10 seconds East 928.30 feet to a point on the west right-of-way line of North Seminary Street; thence South 01 degrees 38 minutes 46 seconds West along said right-of-way line 360.01 feet to the Point of Beginning.

The above area described contains 7.682 acres, more or less.

Parcel Identification Numbers (PINs): portion of 99-03-226-008
Commonly known as: VL in the 2000 block of N Seminary 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 3 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 _____, 2023, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk