



Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers
City Hall, 55 W Tompkins St
March 19, 2024

A G E N D A

	Approve	Minutes of the December 19, 2023 meeting
	Update	Past Planning and Zoning Commission items
	Receive	General citizen comments
PZ-24-0301	Public Hearing	Variance of sign area and height, 834 N Seminary St
PZ-24-0302	Public Hearing	Minor Plat of the Senneff Subdivision, 435 E Third 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, December 19, 2023 at 5:30 p.m.

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Mark Lee, Steve McKelvie, Neil Thomas, David Uhlmann, 6.
MEMBERS ABSENT: Ardennia Leahy, Carla Markwart, 2.
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

Approve Minutes of the October 24, 2023 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Minor Plat, Greenspace Subdivision, located at 905 Maple Ave. This two-lot subdivision was approved and has been recorded with the County.

Receive Citizen Comment
None Received.

PZ-23-1201 Public Hearing Fence Variance, located at 377 Lincoln St, PIN 99-11-332-001.

The applicant, Blake Jones, was not present. There is railroad to the north and west. The angle of the road and being chain link there is likely no obstruction of view by motorists.

The Commission members considered the following items:

- That the variance, if granted, will not alter the essential character of the neighborhood.
- 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.
- The Development Review Committee reviewed the variance request at their December 6, 2023 meeting and recommended approval.

Member Lee moved, seconded by Member Cochrane to approve the variance.

Roll Call #1

Ayes: Cochrane, Johnson, Lee, McKelvie, Thomas, Uhlmann, 6.
Nays: None.
Abstentions: None.

Chairperson declared the motion approved.

The applicant, Danny Marler of Robinson Outdoor, LLC, was present.

Danny Marler was sworn in by the Chairperson.

Mr Marler explained that the signs are all tied to the National Emergency Alert Center and if an emergency alert is issued the sign will automatically swap out the ad for the emergency alert. The reason they want the 24/7 illumination is because the signs basically computers, so if they have to shut them down between 10pm and 6am there is no way for an emergency alert to be displayed. Also, it would take some time to reboot so the sign does display and would only delay an emergency alert from being displayed. So there request for 24/7 illumination was because they need them to stay on all the time to effectively display emergency alerts, not just to only show emergency alerts during certain hours.

The sign is leased up with advertising space about 80-85% of the time, the other 15-20% is offered to the city to use for free for community messages, such as; missing persons, wanted fugitives, replace smoke detector reminders, tourism events, etc.

Three sign faces are necessary to property display in all traffic directions. Also, with rising costs to build these types of signs, having 3 sign faces helps to make such projects financially viable.

The Commission members considered the following items:

- The granting of the requested variance would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- 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;
- The Development Review Committee reviewed the variance requests at their December 6, 2023 meeting and recommended approval of 3 sign faces, reduce lineal feet between off premise signs to 300 feet, max height of 25 feet and 24/7 illumination to allow for emergency alerts.

Member Thomas moved, seconded by Member McKelvie to approve 3 sign faces, reduce lineal feet between off premise signs to 300 feet, max height of 25 feet and 24/7 illumination to allow for emergency alerts.

Roll Call #2

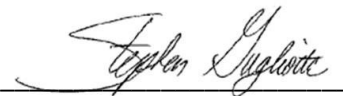
Ayes: Cochrane, Johnson, Lee, McKelvie, Thomas, Uhlmann, 6.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

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



Steve Gugliotta, Director of Community Development



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter

March 19, 2024

AGENDA ITEM: PZ-24-0201 Variance of height and sign area for a monument sign to be located at 834 N Seminary St.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the variances during their February 7, 2024 meeting and recommend approval.

BACKGROUND: The owner is seeking variances of:

1. Section 152.231 A) 2) to increase the allowable sign area from 32 square feet to 112.5 square feet
2. Section 152.231 A) 5) to increase the height of the monument sign from 5 feet to 15 feet

Zoning		Land Use
North	R3A, Multi Family	Residential
West	I, Institutional	Parking lot for hospital
East	R1B, Single Family, R2, Two Family	Residential
South	I, Institutional	Hospital

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

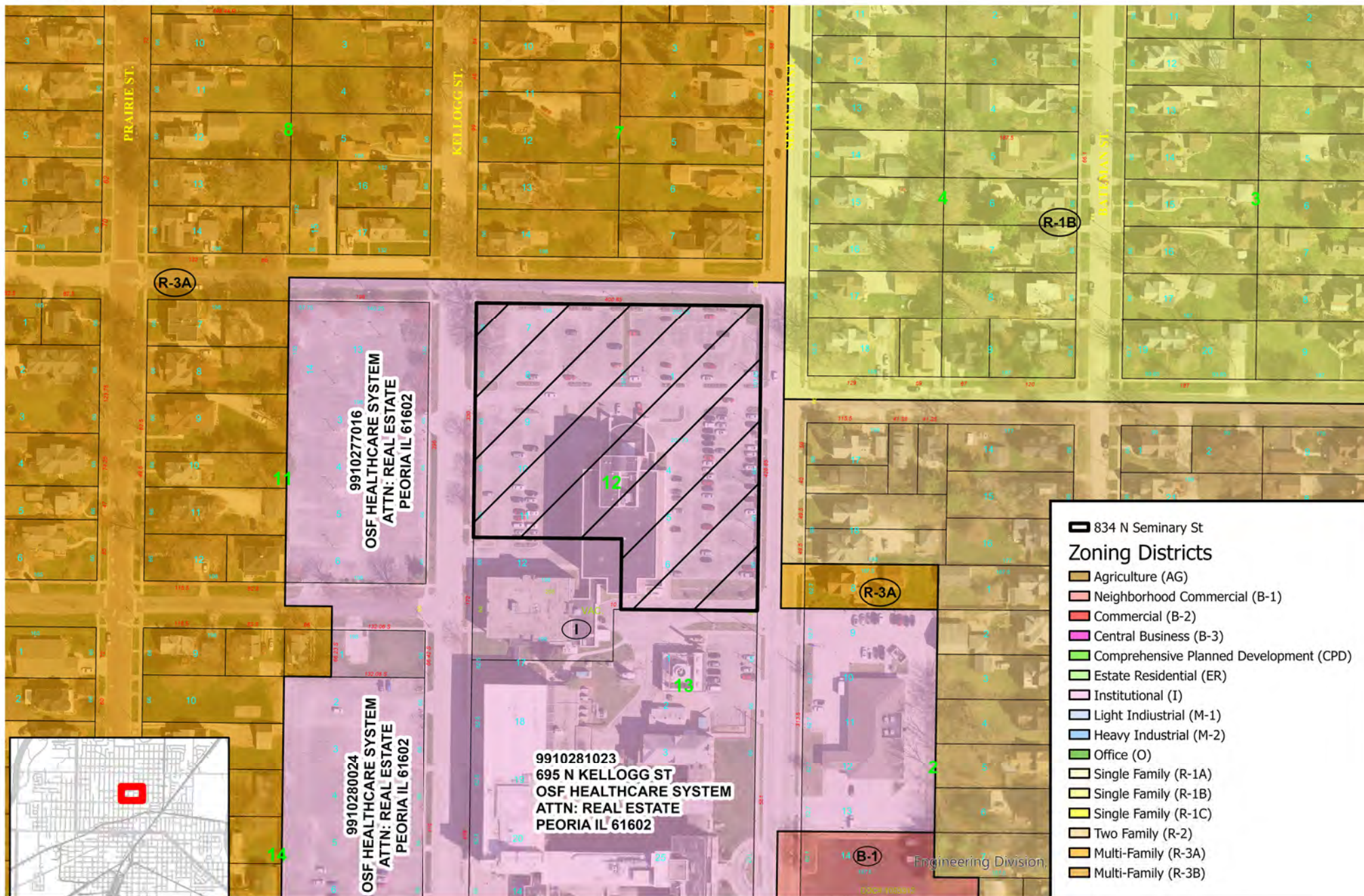


Community Development Department

Community Development Department

834 N Seminary St

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

February 01, 2024

§ 152.231 O AND I DISTRICTS.

The following on-premises signs shall be permitted and erected in accordance with the following standards.

(A) *On-premises free-standing (pole, pylon, ground or monument) sign.*

- (1) One sign per lot.
- (2) Maximum sign area of 32 square feet per side.
- (3) Maximum of two sides per sign.
- (4) Minimum setback from the property lines of ten feet.
- (5) Maximum height of five feet for monument or 15 feet if pole mounted.
- (6) Uses in the I District may include changeable copy within the total permitted sign area.
- (8) Pole signs shall not be permitted in the O District.

(B) *On-premises wall, projecting and roof signs.*

- (1) Maximum of one sign per business.
- (2) Total area of sign shall be no greater than 5% of the wall area on which the sign is to be placed. For roof signs, the sign shall be no more than 5% of the wall facing the street.
- (3) Wall, projecting and roof signs should face the street, and shall not be located on the side of a business adjacent to a residential use.

(C) *Awning, canopy or marquee signs.* Shall be nonilluminated or illuminated only from above by indirect lighting of constant intensity. All lighting shall be designed and located so as to confine direct rays to the premises and away from adjoining residential uses.

(D) *Real estate, contractor or developer signs.*

- (1) Maximum sign area of 32 square feet per sign.
- (2) Sign shall be removed within 14 days after the sale, lease or rental. Contractors shall remove their signs within 14 days after project completion.
- (3) No permit required.

(Ord. 10-3277, § 3-4.2, passed 1-4-2010; Ord. 12-3343, passed 1-23-2012)

VARIANCE APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

OSF HealthCare Center for Health

PETITIONER INFORMATION:

Tom Wilcoxon - Latitude Signage + Design	1219 Zimmerman Dr South	Grinnell, IA 50112
Primary contact name	Mailing address	City, State, Zip
815-276-4818		tom.wilcoxon@latitudesignage.com
Phone	Fax	Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Applicant				
Owner(s)				
Developer(s)				
Engineer				
Surveyor				
Agent/Attorney				

SITE INFORMATION:

151,373 square feet	834 N Seminary St	9910278025
Acres	Site address or location	Property Identification Number (PIN)

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

152.231 0 and I Districts: (A-2) Maximum sign area of 32 square feet per side. OSF is requesting for a sign that has a 112.5 sq ft area.
(A-5) Maximum height of five feet for monument. OSF is requesting for a sign that is fifteen feet high.

ZONING INFORMATION:

I - Industrial

Current Zoning

Healthcare facility

Existing Land Use



OSF[®] HEALTHCARE

January 25, 2024

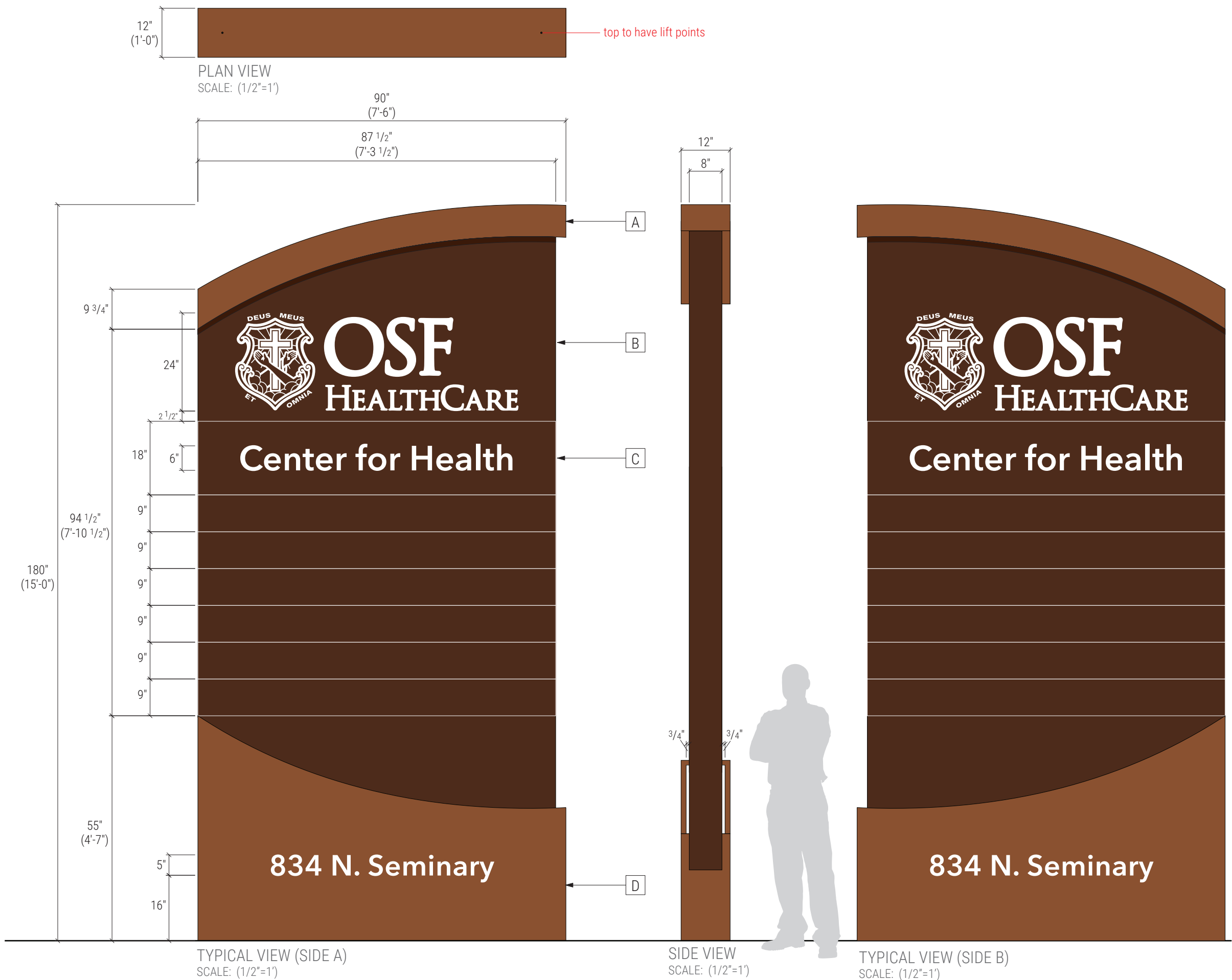
Steve Gugliotta, Director of Community Development
City of Galesburg
55 W. Tompkins St.
Galesburg, IL 61401

Dear Steve,

On behalf of OSF HealthCare System, Tom Wilcoxon, of Latitude Signage + Design, has the authority to be the Petitioner for this sign variance application for our property at 834 N. Seminary St., Galesburg, IL. Mr. Wilcoxon has the authority to handle the property, in all aspects, concerning this petition.

Sincerely,

Lisa M. DeKezel
President
OSF St. Mary Medical Center
OSF Holy Family Medical Center



SALES SUPPORT

- A** 12" DEEP ALUMINUM HEADER, CUSTOM SHAPED, PAINTED ALL SURFACES AKZO-NOBEL 410B-1, SATIN FINISH
- B** 8" DEEP ALUMINUM MONUMENT SIGN, CUSTOM SHAPED, PAINTED ALL SURFACES, PMS 4625 C, SATIN FINISH
LOGO/LETTERING IS CNC CUT AND BACKED WITH 3/16" WHITE ACRYLIC, ILLUMINATED WITH WHITE LED'S, 3M 220-19 DEEP MAHOGANY VINYL OVERLAY ON LOGO, LATIN WORDS ARE 3M 280-10 WHITE REFLECTIVE VINYL
- C** REMOVABLE ALUMINUM PANELS, PAINTED PMS 4625 C, AVENIR NEXT DEMI BOLD, CNC CUT AND BACKED WITH 3/16" WHITE ACRYLIC, ILLUMINATED WITH WHITE LED'S
- D** 12" DEEP ALUMINUM FOOTER, CUSTOM SHAPED, PAINTED ALL SURFACES AKZO-NOBEL 410B-1, SATIN FINISH
TOP EDGES HAVE 3/4" CNC CUT OPENING FOR FLOOD ILLUMINATION ON BOTH SIDES AS SHOWN ON END VIEW
ADDRESS IS AVENIR NEXT DEMI BOLD, 3M 280-10 REFLECTIVE WHITE

MOUNTING: DIRECT BURIAL

- PMS 4625 C
■ AKZO-NOBEL 410B-1
□ 280-10 REFLECTIVE WHITE

PRODUCTION NOTES:

CUSTOMER: OSF Healthcare System
LOCATION: OSF Galesburg South MOB
FILE NAME: ST_E20.1_Monument.ai
RV 2: 12.18.23 TABROWN (142902)

SC: TLWILCOXEN
DESIGNER: TABROWN
DATE: 10.06.23
ORIGINAL TASK NO: 140016
PD REVIEW BY: XX/XX 00.00.00

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CLIENT APPROVAL/DATE: _____



RENDERING VIEWS
SCALE: (3/16"=1')

MOUNTING: DIRECT BURIAL

- PMS 4625 C
- AKZO-NOBEL 410B-1
- 280-10 REFLECTIVE WHITE

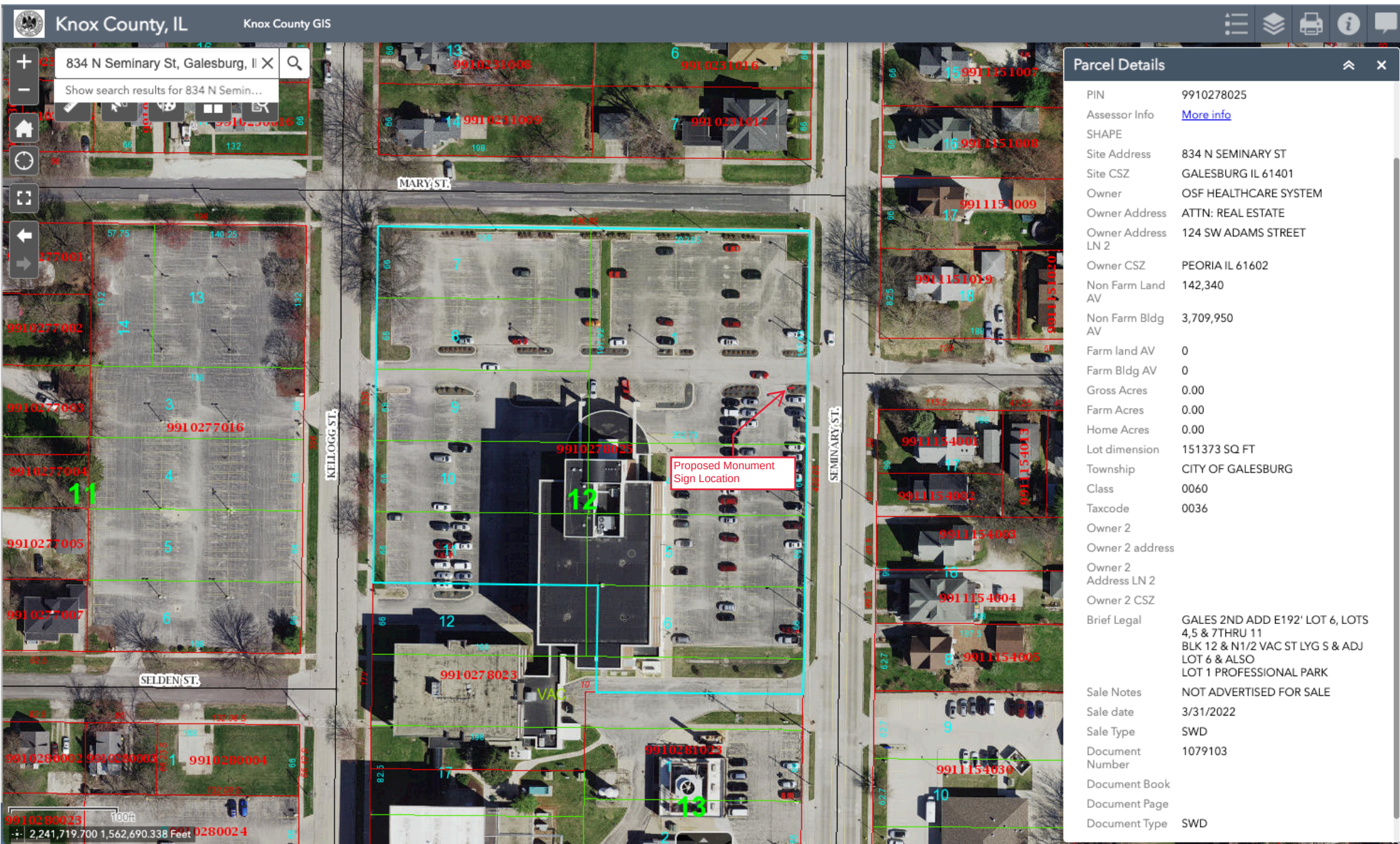
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CLIENT APPROVAL/DATE: _____





COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter March 19, 2024

AGENDA ITEM: PZ-24-0302 Minor Plat of the Senneff Subdivision.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Minor Plat during their March 6, 2024 meeting and recommend approval.

BACKGROUND: This property was last occupied by the Galesburg Rescue Mission, who relocated to another facility and sold the property to Benedict Holdings, LLC in 2023. The current owner is proposing to subdivide the property into 2 parcels.

Proposed Lot 1 will be approximately 1.68 acres and contains the former Elementary School building. Proposed Lot 2 will be approximately .88 acres and contains a 12,480 square foot post frame building.

The property is currently zoned B1, Neighborhood Business.

KNOX COUNTY Zoning		Land Use
North	R1B, Single family	Residential
West	R1B, Single family	Residential
East	R1B, Single family	Residential
South	R1B, Single family & B1, Neighborhood Business	Residential & Grocery

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

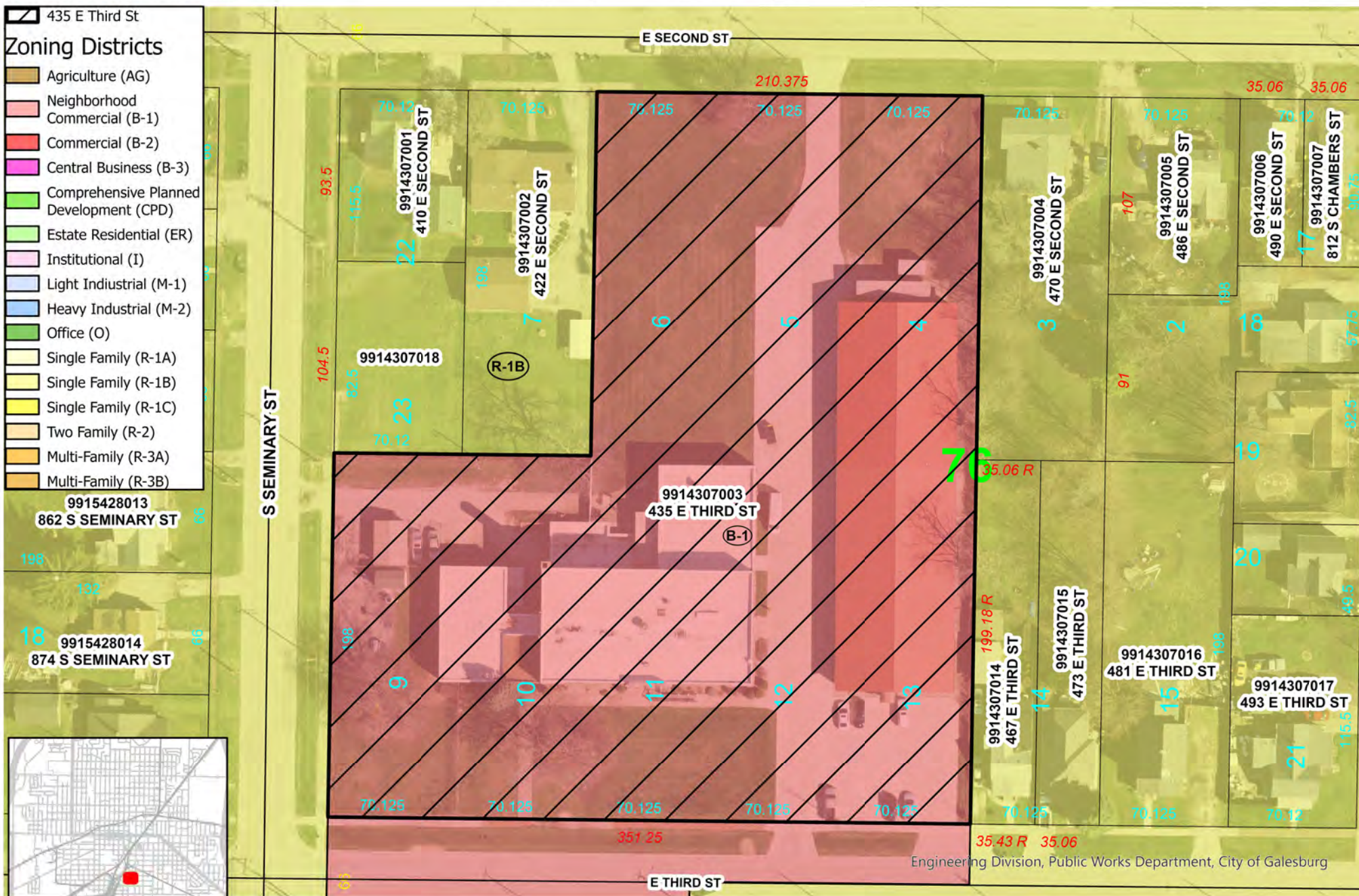
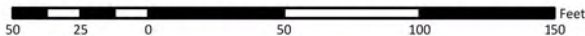
SUPPORTING DOCUMENTS:

1. Aerial map, general location and zoning
2. Minor Plat Subdivision

cc: File Copy



Minor Plat of the Senneff Subdivision

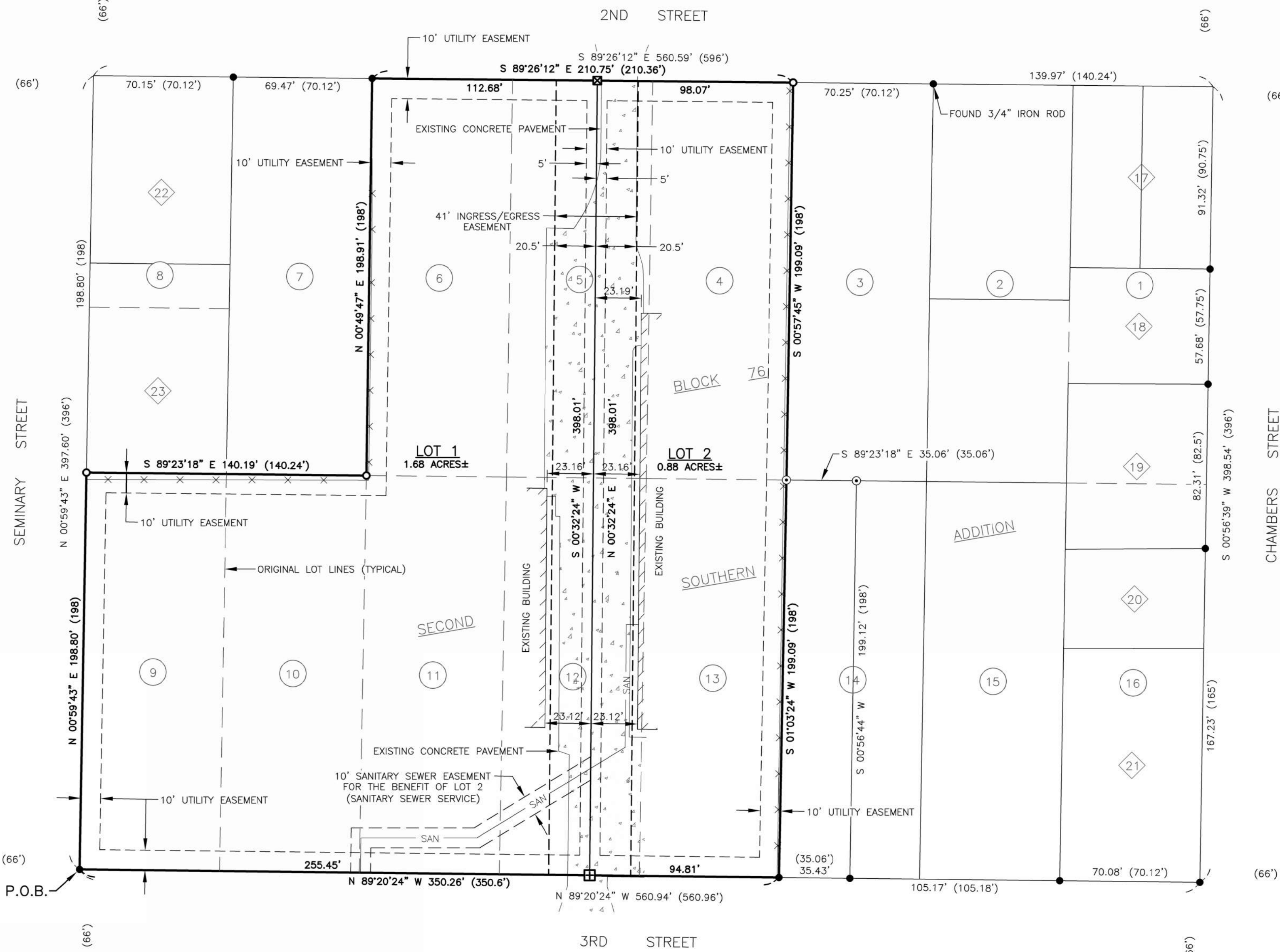


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February 27, 2024

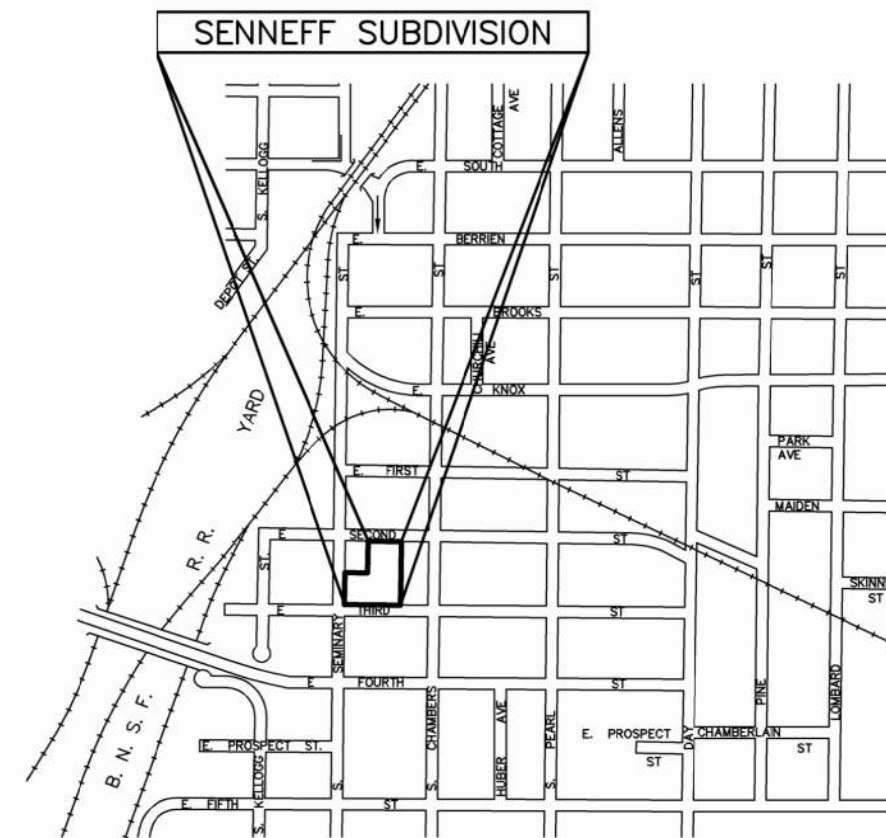
SENNEFF SUBDIVISION

LOTS 4, 5, 6, 9, 10, 11, 12 AND 13 OF BLOCK 76, SECOND SOUTHERN ADDITION TO THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.

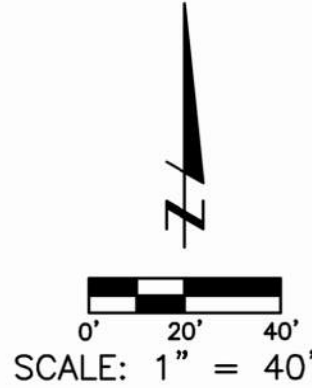


SPECIAL NOTE:

LOTS 1 AND 2 OF SENNEFF SUBDIVISION CURRENTLY PART OF PIN: 99-14-307-003



LOCATION MAP
NO SCALE



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 _____, 2024, A.D.

COUNTY CLERK

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS }
COUNTY OF KNOX }ss

APPROVED THIS _____ DAY OF _____, 2024, A.D.

CITY OF GALESBURG PLANNING AND ZONING COMMISSION

CITY OF GALESBURG

STATE OF ILLINOIS }
COUNTY OF KNOX }ss

EXAMINED AND APPROVED BY THE CITY COUNCIL OF GALESBURG

ON THIS _____ DAY OF _____, 2024, A.D.

CITY CLERK - CITY OF GALESBURG

NOTES:

- INDICATES 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "BCZ INC." FOUND IN PLACE.
- INDICATES IRON PIPE UNLESS NOTED OTHERWISE FOUND IN PLACE.
- INDICATES 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "BCZ INC." SET THIS SURVEY.
- ⊕ INDICATES CONCRETE SURVEY MARKER SET THIS SURVEY.
- ⊕ INDICATES CUT "+" IN CONCRETE SET THIS SURVEY.
- ✕ INDICATES CHAIN LINK FENCE.
- DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS AND DISTANCES IN PARENTESIS ARE THOSE OF RECORD; ALL OTHERS ARE FIELD MEASUREMENTS.
- BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202.
- DATE OF COMPLETION OF FIELD WORK: 02/08/2024.
- FIELD BOOK: 23-14 PAGES 60 AND 63.
- TOTAL AREA OF SUBDIVISION 2.56 ACRES±.
- 28 INDICATES LOTS IN SECOND SOUTHERN ADDITION TO GALESBURG RECORDED IN DEED BOOK 27 PAGE 1.
- 36 INDICATES LOTS IN REVENUE PLAT 1904 A SUBDIVISION OF LOTS 1, 8 & 16 RECORDED IN PLAT BOOK 6 PAGE 133.
- PLAT OF SURVEY BY JOSEPH L. REYNOLDS RECORDED ON 10/02/2014 AS DOC. NO. 1021264.

SURVEYOR

STATE OF ILLINOIS }
COUNTY OF KNOX }ss

I, KEVAN J. COOPER BEING AN ILLINOIS LAND SURVEYOR, DO HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, I HAVE SURVEYED AND SUBDIVIDED, INTO 2 LOTS TO BE KNOWN AS "SENNEFF SUBDIVISION", BEING A SUBDIVISION OF LOTS 4, 5, 6, 9, 10, 11, 12 AND 13 OF BLOCK 76, SECOND SOUTHERN ADDITION TO THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 76; THENCE NORTH 00°59'43" EAST, A DISTANCE OF 198.80 FEET ALONG THE WEST LINE OF BLOCK 76 TO THE NORTHWEST CORNER OF LOT 9; THENCE SOUTH 89°23'18" EAST, A DISTANCE OF 140.19 FEET ALONG THE NORTH LINE OF LOTS 9 AND 10 TO THE SOUTHWEST CORNER OF LOT 6; THENCE NORTH 00°49'47" EAST, A DISTANCE OF 198.91 FEET ALONG THE WEST LINE OF LOT 6 TO THE NORTH LINE OF BLOCK 76; THENCE SOUTH 89°26'12" EAST, A DISTANCE OF 210.75 FEET ALONG THE NORTH LINE OF BLOCK 76 TO THE NORTHEAST CORNER OF LOT 4; THENCE SOUTH 00°57'45" WEST, A DISTANCE OF 199.09 FEET ALONG THE EAST LINE OF LOT 4 TO THE NORTHEAST CORNER OF LOT 13; THENCE SOUTH 01°03'24" WEST, A DISTANCE OF 199.09 FEET ALONG THE EAST LINE OF LOT 13 TO THE SOUTH LINE OF BLOCK 76; THENCE NORTH 89°20'24" WEST, A DISTANCE OF 350.26 FEET ALONG THE SOUTH LINE OF BLOCK 76 TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 2.56 ACRES MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.

I ALSO STATE THAT TO THE BEST OF MY KNOWLEDGE THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE THE LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF GALESBURG, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER STATE THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR KNOX COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER COMMUNITY PANEL NUMBER 17095C0290E, WITH AN EFFECTIVE DATE OF AUGUST 2, 2011.

DATED THIS 11TH DAY OF MARCH, 2024, A.D.

BY: KEVAN J. COOPER - ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3716
LICENSE RENEWAL DATE: 11/30/2024

OWNER

STATE OF ILLINOIS }
COUNTY OF KNOX }ss

THIS IS TO CERTIFY THAT BENEDICT HOLDINGS LLC IS THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS/HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE ATTACHED PLAT FOR 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 AND ALSO DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS NOT HERETOFORE DEDICATED TO THE USE OF THE PUBLIC AS PUBLIC HIGHWAYS.

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

DATED THIS _____ DAY OF _____, 2024, A.D.

ROBERT R. BENEDICT, MANAGER OF BENEDICT HOLDINGS LLC

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF KNOX }ss

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT _____ IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON/S WHOSE NAME/S ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENT FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS/THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS

_____ DAY OF _____, 2024, A.D.

NOTARY PUBLIC

CLIENT: BENEDICT HOLDINGS LLC

Bruner, Cooper & Zuck, Inc.

Civil Engineers . Structural Engineers . Architects . Land Surveyors
Professional Design Firm LS/ARC/PE/SE Corp. 184-002633-0015
bcz@bczengineering.com www.bczengineering.com

188 East Simmons St. 308 North 3rd Street 835 Golden Valley Drive
Galesburg, Illinois 61401 Burlington, Iowa 52601 Bettendorf, Iowa 52722
309.343.9282 319.752.9282 563.355.1856

JOB NO. 2023308 DATE: 03/11/2024
DRAWN: PJM CHECKED: ERW APPROVED: KJC