



Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers
City Hall, 55 W Tompkins St
April 23, 2024

A G E N D A

Approve	Minutes of the March 19, 2023 meeting
Update	Past Planning and Zoning Commission items
Receive	General citizen comments
PZ-24-0401	Public Hearing Minor Plat, Freddy Subdivision, 1120 & 1134 N Henderson 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, March 19, 2024 at 5:30 p.m.

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Ardennia Leahy, Mark Lee, Carla Markwart, Steve McKelvie, Neil Thomas, David Uhlmann, 8.
MEMBERS ABSENT: None.
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

Approve Minutes of the December 19, 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

- Fence variance, located at 377 Lincoln St, no permit has been issued yet.
- Sign variances for an off-premise sign, located at 735 W Main St. A sign permit has been issued.

Receive Citizen Comment
None Received.

PZ-24-0301 Public Hearing Sign variance of height & sign area, located at 834 N Seminary St.

The applicant, Tom Wilcoxon of Latitude Signage + Design, was present.

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 request at their February 7, 2024 meeting and recommended approval.

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

Roll Call #1

Ayes: Cochrane, Johnson, Leahy, Lee, Markwart, McKelvie, Thomas, Uhlmann, 8.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

PZ-24-0302 Public Hearing Minor Plat of the Senneff Subdivision, 435 E Third St

Jacob Green, Graham Hospital, was present on behalf of the petitioner Benedict Holdings, LLC.

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 March 6, 2024 meeting and recommended approval.

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

Roll Call #2

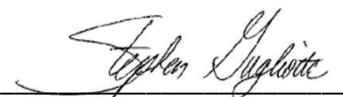
Ayes: Cochrane, Johnson, Leahy, Lee, Markwart, McKelvie, Thomas, Uhlmann, 8.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

There being no further business, the meeting adjourned at 5:38 p.m.



Steve Gugliotta, Director of Community Development



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter April 23, 2024

AGENDA ITEM: PZ-24-0401 Minor Plat of the Freddy Subdivision.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Minor Plat during their April 3, 2024 meeting and recommend approval if the items listed below are addressed.

BACKGROUND: 1120 & 1134 N Henderson St were purchased by Extreme Car Wash Holdings, LLC in September 2023. The current owner is proposing to subdivide the properties into 2 parcels.

Proposed Lot 1 (east portion of lots) will be approximately .85 acres. Proposed Lot 2 (west portion of lot) will be approximately .76.

The property is currently zoned B1, Neighborhood Business.

KNOX COUNTY Zoning		Land Use
North	B1, Neighborhood Business	Retail - Walgreens
West	B2, General Business	Educational – C.U.S.D. 205
East	B1, Neighborhood Business	Residential, Hair Studio, Eye Care
South	B1, Neighborhood Business	Restaurant – McDonald's

The Development Review Committee recommends approval of the Minor Plat, with the below items being addressed:

- Section 152.262 (B) (6) There is one connection to the sanitary sewer in North Henderson St and it is shared between a building on the east and the building in the rear to the west. This sanitary line may, or may not, be in the proposed 10-foot easement please verify. Also, if the building to the east is demolished it is not clear how the rear building will be serviced with a sanitary line please explain.





COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

- Section 152.262 (B) (7). At the north property line it shows proposed lot 1 to be 230' and proposed lot 2 to be 200.41' for a total of 430.41', which does not match the overall total shown on the plat of 425.41'.
- Section 152.262 (B) (16) (b) please provide written confirmation from all utility companies accepting the proposed easement locations. Utility companies would include water, cable, electric, gas, sanitary sewer, storm sewer and telecommunications.

It is anticipated this item will go to the City Council at their May 6th meeting for consideration.

SUPPORTING DOCUMENTS:

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

cc: File Copy

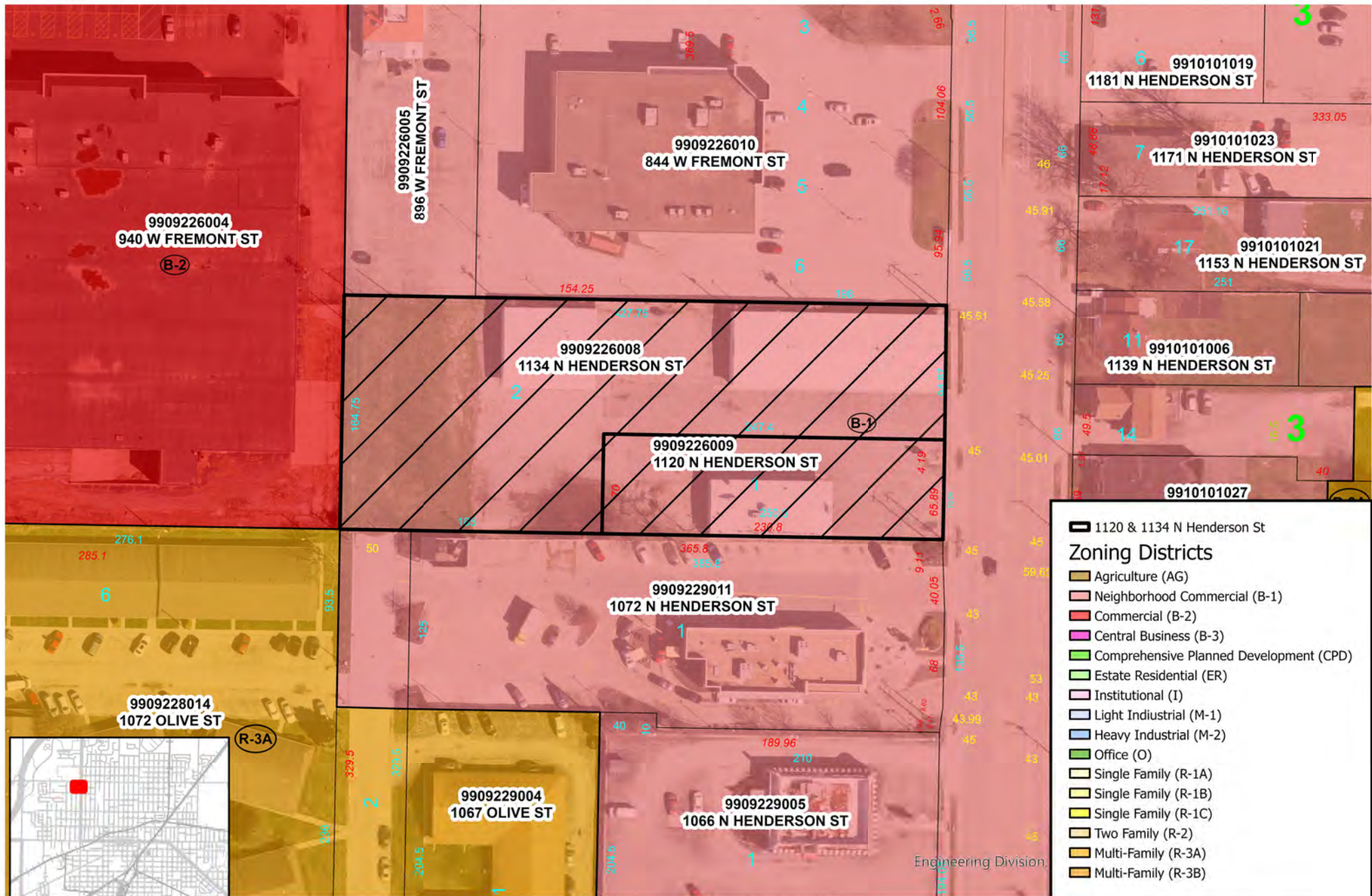
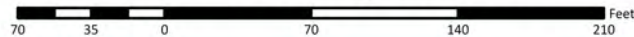


Community Development Department

Community Development Department

1120 & 1134 N Henderson St

Minor Plat of the Freddy Subdivision

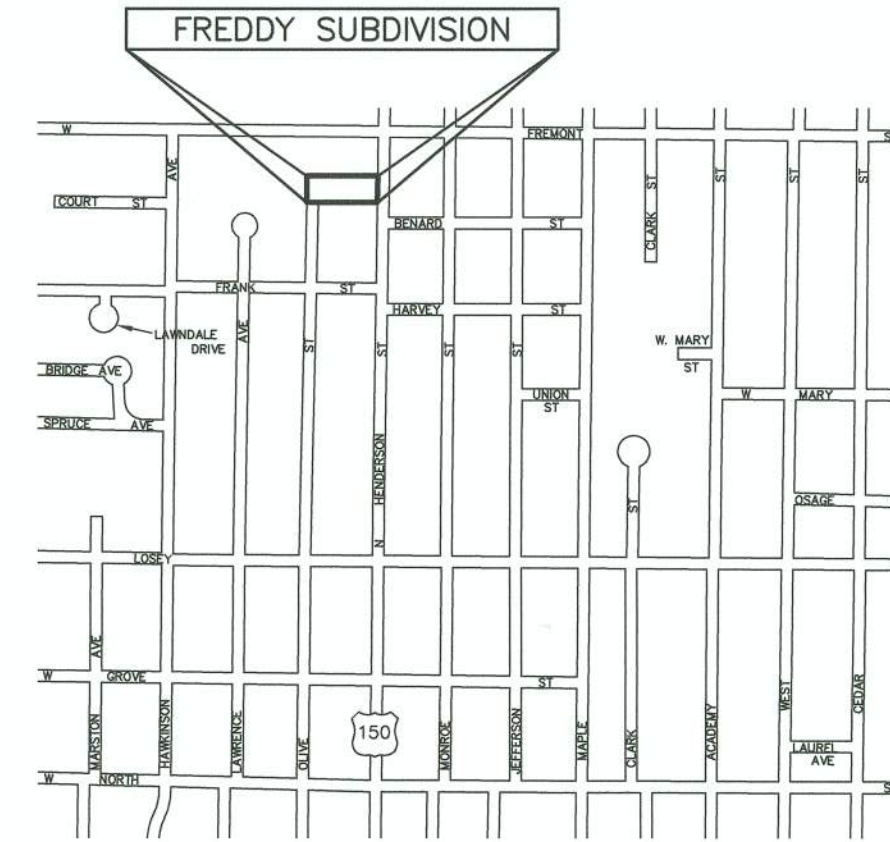
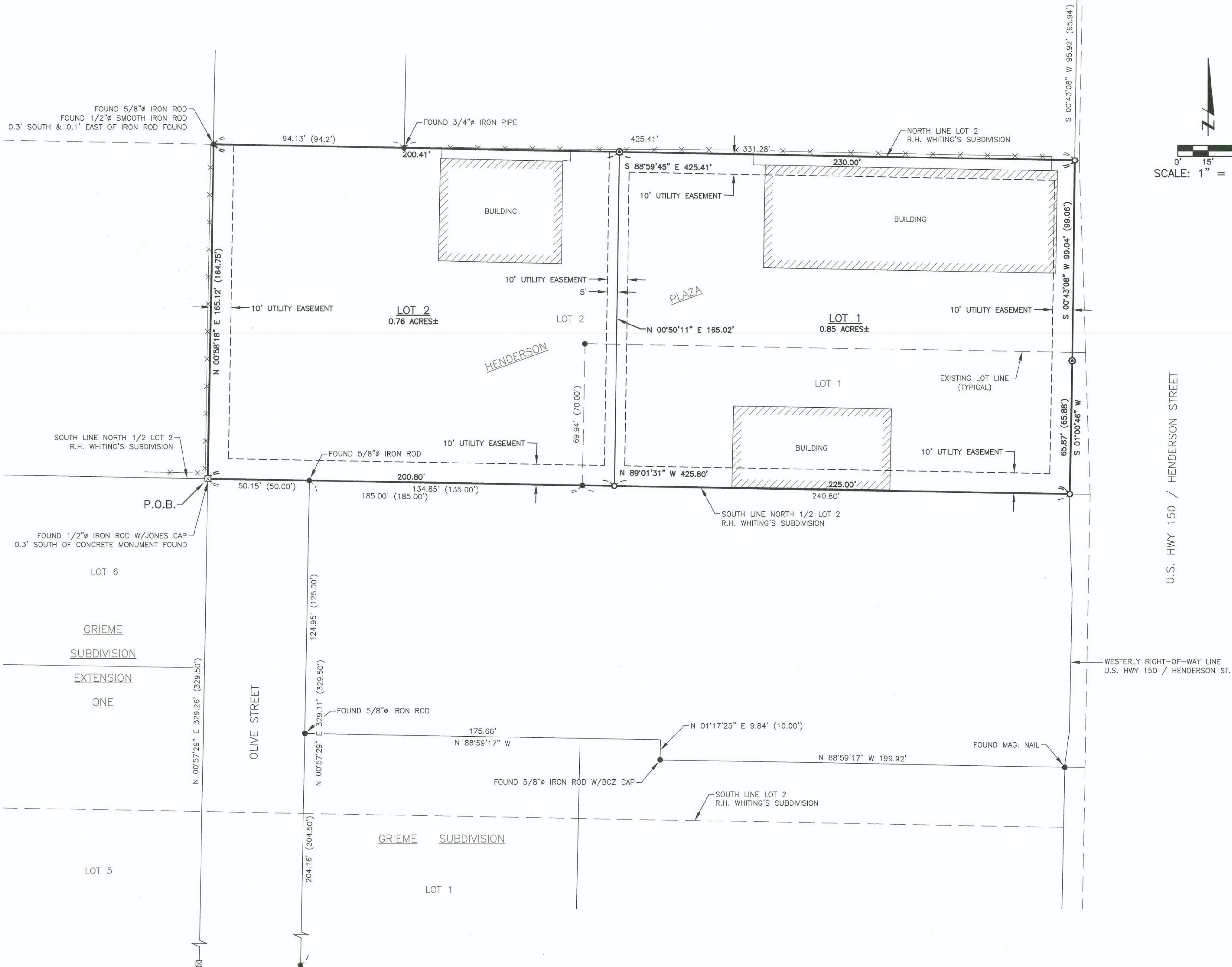


The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

March 28, 2024

FREDDY SUBDIVISION

A SUBDIVISION OF LOTS 1 AND 2 OF HENDERSON PLAZA, IN THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.



LOCATION MAP
NO SCALE

COUNTY CLERK

STATE OF ILLINOIS }
COUNTY OF KNOX }

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 }

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

CITY OF GALESBURG PLANNING AND ZONING COMMISSION

CITY OF GALESBURG

STATE OF ILLINOIS }
COUNTY OF KNOX }

EXAMINED AND APPROVED BY THE CITY COUNCIL OF GALESBURG

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

CITY CLERK - CITY OF GALESBURG

SPECIAL NOTE:

LOTS 1 AND 2 OF FREDDY SUBDIVISION CURRENTLY PART OF PIN: 99-09-226-008 AND PIN: 99-06-226-009

NOTES:

- INDICATES MAG. NAIL SET THIS SURVEY.
- INDICATES 1/2" SMOOTH IRON ROD 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 FOUND IN PLACE.
- INDICATES FENCE LINE.
- DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS AND DISTANCES IN PARENTHESIS 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: 03/21/2024.
- FIELD BOOK: 23-14 PAGES 10 AND 21.
- TOTAL AREA OF SUBDIVISION 1.61 ACRES±.
- HENDERSON PLAZA, IN THE CITY OF GALESBURG RECORDED IN PLAT BOOK 17 PAGE 86.
- WARRANTY DEED TO ILLINOIS DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 2302 PAGE 250.
- WARRANTY DEED TO ILLINOIS DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 2270 PAGE 340.

SURVEYOR

STATE OF ILLINOIS }
COUNTY OF KNOX }

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 "FREDDY SUBDIVISION", BEING A SUBDIVISION OF LOTS 1 AND 2 OF HENDERSON PLAZA, IN THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF HENDERSON PLAZA; THENCE NORTH 00°58'18" EAST, A DISTANCE OF 165.12 FEET; THENCE SOUTH 88°59'45" EAST, A DISTANCE OF 425.41 FEET TO THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 150 / HENDERSON STREET; THENCE SOUTH 00°43'08" WEST, A DISTANCE OF 99.04 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 01°00'48" WEST, A DISTANCE OF 65.87 FEET ALONG SAID RIGHT-OF-WAY; THENCE NORTH 89°01'31" WEST, A DISTANCE OF 425.80 FEET; TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 1.61 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 17095C0259E, WITH AN EFFECTIVE DATE OF AUGUST 2, 2011.

DATED THIS 22TH 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 }

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 "FREDDY 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 }

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
509.343.9282 319.752.9282 563.355.1858

JOB NO. 2024082 DATE: 03/22/2024
DRAWN: PJM CHECKED: ERW APPROVED: KJC