



Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers
City Hall, 55 W Tompkins St
September 17, 2024

A G E N D A

	Approve	Minutes of the August 20, 2024 meeting
	Update	Past Planning and Zoning Commission items
	Receive	General citizen comments
PZ-24-0802 <i>Tabled item</i>	Public Hearing	Minor Plat of the Car Wash Addition, 1839 N Henderson St
PZ-24-0901	Public Hearing	Variance of Sections 152.232 (A) (6) to reduce a required setback from 10 feet to 4 ½ feet to install an on-premise pole sign, located at 412 N Henderson St.
PZ-24-0902	Public Hearing	Minor Plat of the Benedict Subdivision, SE corner N. Kellogg St & E. Water St

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

cc: Mayor	Alderpersons (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, August 20, 2024 at 5:30 p.m.

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Mark Lee, Steve McKelvie, David Uhlmann, 5.
MEMBERS ABSENT: Ardennia Leahy, Carla Markwart, Jason Paulsgrove, Neil Thomas, 4.
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

Approve Minutes of the July 9, 2024 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Zoning amendment, 275 N Seminary St, from (R3A) Multi Family to (B1) Neighborhood Business was approved by City Council at their August 5, 2024 meeting.

Receive Citizen Comment
None Received.

PZ-24-0801 Public Hearing Variances of Sections 152.231 (A) (1) for number of signs, Section 152.231 (A) (2) for size of signs and Section 152.231 (A) (5) for height of signs, 2028 N Seminary St.

The applicant, Robert Senneff and Jake Green of Graham Hospital Association, were present.

The lot area of the clinic is about 360 feet of frontage and there is a 20 foot utility easement across the front of the lot, which necessitates the sign being set back further than required.

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 July 31, 2024 meeting and recommended approval.

Member Cochrane moved, seconded by Member McKelvie to recommend approval of the sign variances.

Roll Call #1

Ayes: Cochrane, Johnson, Lee, McKelvie, Uhlmann, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

PZ-24-0802 Public Hearing Minor Plat of the Car Wash Addition, 1839 N Henderson St

The applicant was not present.

The Development Review Committee reviewed the variance request at their July 31, 2024 meeting and recommended approval if a number of items were addressed. The applicant did complete some items, but below is a list of items that still need to be addressed:

- Section 152.262 (B) (16) (a) requires written confirmation of adequate capacity from the Galesburg Sanitary District.
- Section 152.262 (B) (6) Existing sanitary and storm sewers, water mains, fire hydrants, culverts and other underground structures within the tract or on streets immediately abutting thereto shall be shown.
- Section 152.262 (B) (10) requires a statement within the surveyor certificate acknowledging whether the property is, or is not, within a flood hazard area by referencing the FEMA panel number reviewed and its effective date. In this case it is 17095C0260E, effective date of 8/2/2011.
- The Supervisor of Assessment certificate can be removed from the Minor Plat.

Member Lee moved, seconded by Member McKelvie to table the Minor Plat.

Roll Call #2

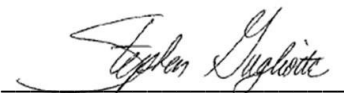
Ayes: Cochrane, Johnson, Lee, McKelvie, Uhlmann, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 5:42p.m.



Steve Gugliotta, Director of Community Development



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter September 17, 2024

AGENDA ITEM: PZ-24-0802 Minor Plat of the Car Wash Addition.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Minor Plat during their July 31, 2024 meeting and recommend approval.

BACKGROUND: The current owner is proposing to subdivide the properties into 2 parcels.

Proposed Lot 1 will be approximately 1.17 acres, which is the lot in which the newly constructed car wash is located. Proposed Lot 2 will be approximately .76 acres.

The property is currently zoned B2, General Business.

KNOX COUNTY Zoning		Land Use
North	B2, General Business	Retail
West	B2, General Business	Restaurant
East	R3A, Multi-Family	Apartments
South	B2, General Business	Vacant lot

Since the last Planning & Zoning Commission meeting, the applicant has provided additional information and an updated subdivision plat.

It is anticipated this item will go to the City Council at their October 7th meeting for consideration.

SUPPORTING DOCUMENTS:

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

cc: File Copy

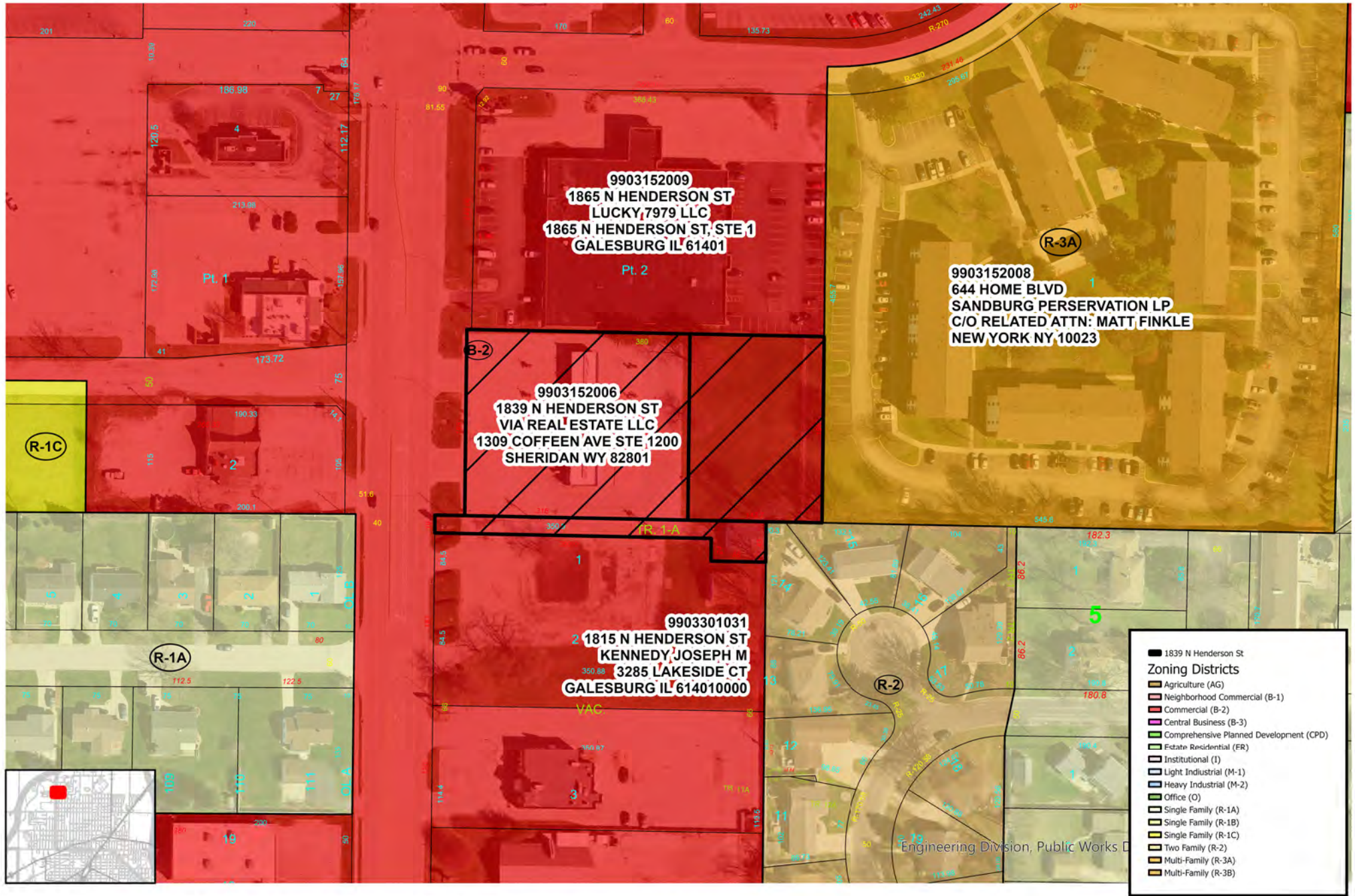
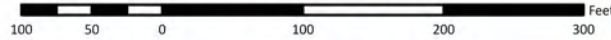


Community Development Department

Community Development Department

Minor Plat of the Car Wash Addition

1839 N Henderson St



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

July 19, 2024

Surveyor's Statement

LEGAL DESCRIPTION
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN;
THENCE SOUTH 88° 52' 35" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 48.13 FEET TO AN EASTERLY RIGHT OF WAY LINE OF NORTH HENDERSON STREET AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88° 52' 35" EAST, A DISTANCE OF 25.13 FEET TO AN EASTERLY RIGHT OF WAY LINE OF NORTH HENDERSON STREET;
THENCE ALONG SAID EASTERLY LINE NORTH 00° 38' 11" EAST, A DISTANCE OF 198.13 FEET;
THENCE SOUTH 88° 52' 40" EAST, A DISTANCE OF 384.83 FEET;
THENCE SOUTH 00° 37' 09" WEST, A DISTANCE OF 198.14 FEET;
THENCE NORTH 88° 52' 35" WEST, A DISTANCE OF 59.38 FEET;
THENCE SOUTH 00° 43' 18" WEST, A DISTANCE OF 42.89 FEET;
THENCE NORTH 88° 49' 52" WEST, A DISTANCE OF 58.09 FEET;
THENCE NORTH 00° 44' 29" EAST, A DISTANCE OF 24.04 FEET;
THENCE NORTH 88° 53' 42" WEST, A DISTANCE OF 292.63 FEET TO AN EASTERLY RIGHT OF WAY LINE OF NORTH HENDERSON STREET;
THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 00° 56' 38" EAST, A DISTANCE OF 18.90 FEET TO THE POINT OF BEGINNING.
THE ABOVE-DESCRIBED REAL ESTATE CONTAINS 1.93 ACRES, MORE OR LESS.
FOR THE PURPOSE OF THIS DESCRIPTION THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 3 HAS AN OBSERVED BEARING OF SOUTH 88° 52' 35" EAST.

County of Texas)
) SS Owner's Certificate
County of Lubbock)

Know all persons by these presents that I, VIA REAL ESTATE, LLC, Owner and Proprietor of the land shown on the accompanying plat and described in the accompanying Certificate of the Surveyor, do hereby certify that we have caused said Survey to be made and acknowledge the said plat as correct, and do hereby adopt and accept the same and cause it to be known as CAR WASH ADDITION.

This entire subdivision is within the Galesburg Community School District #205.

In witness whereof, we hereunto affix our hand and seal this _____ day of _____, 2024

OWNER or Authorized Agent

Notary Public's Certificate

State of Texas }
County of Lubbock } SS

I, _____, a notary public in and for said county, in the state aforementioned, do hereby certify that VIA REAL ESTATE, LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____ 2024.

Notary Public

SEE TEXT OF IDOT LETTER IN EMAIL ATTACHMENT 9-5-24

~~This Plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Paragraph 2 of An Act to Revise the law in relation to Plats, as amended.~~

Dated this _____ day of _____, A.D., 2024

Deputy Director of Highways,
Region Three Engineer
(309) 671-3333

OWNER

VIA REAL ESTATE, LLC
1309 COFFEEN AVENUE, STE 1200
SHERIDAN, WYOMING 82801

LAND SURVEYOR

ABBITT SURVEY & DEVELOPMENT, PLLC
JAMES W. ABBITT, JR.
4900 38th AVE, Suite 1
MOLINE, ILLINOIS 61265
IL PLS NO. 35-2890

PHONE: 309-524-3124
EMAIL: jim@abbittsurvey.com

State of Illinois)
) SS County Clerk's Certificate
Knox County)

I, County Clerk of the county aforementioned, do hereby certify that I have examined the tax records of the property shown on the attached plat of **CARWASH ADDITION** in the County of KNOX, and find no delinquent general taxes, unpaid current general taxes, delinquent special assessments, or unpaid current special assessments against the tract of said attached plat. I further Certify that I have received all statutory fees in connection with the annexed Plat.

Given under my hand and seal this day of , 2024

H 1
e 7
CP
County Clerk

State of Illinois)
) SS City of Galesburg
Knox County)

Examined and approved by the City Council of Galesburg on this _____ day of _____, 2024.

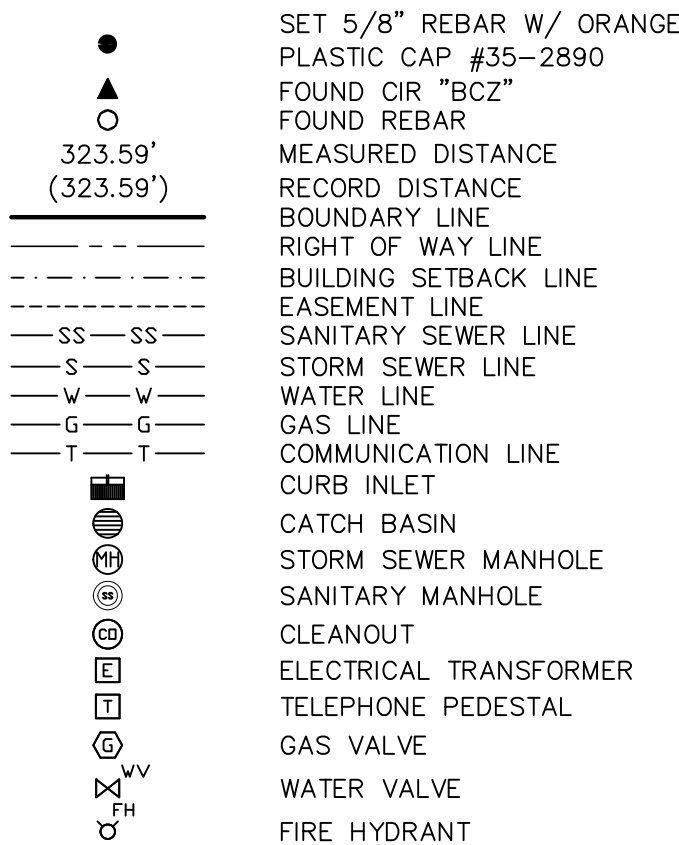
City Clerk - City of Galesburg

State of Illinois)
) SS Planning and Zoning Commission
Knox County)

Approved this _____ day of _____, 2024.

City of Galesburg Planning and Zoning Commission

LEGEND

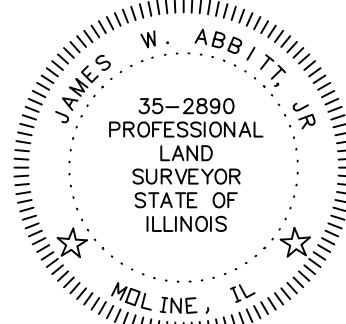


I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND IT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

JAMES W. ABBITT, JR. IPLS NO. 35-289C
MY LICENSE EXPIRES NOVEMBER 30, 2024

DATE: _____

PROFESSIONAL DESIGN FIRM NO. 184.008195-008



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

DATE: 5-24-2024	SCALE: 1" = 30'	DRAWN BY: SEM	CHECKED BY: JWA
PREPARED FOR: 7B BUILDING & DEVELOPMENT ATTN: JT SHELTON, VP OF REAL ESTATE 13105 DOVER AVENUE LUBBOCK, TEXAS 79424			PAGE: 1 OF 1 JOB No.: 23-308-GA-A-VIA REAL ESTATE
DRAWING TITLE: PLAT OF SUBDIVISION			



Planning and Zoning Commission Letter
September 17, 2024

AGENDA ITEM: PZ-24-0901 Variance of signs setback, located at 412 N Henderson St.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the variances during their August 14, 2024 meeting and recommend approval.

BACKGROUND: The owner is proposing to install a sign on top of an existing pole. The sign is adjacent to overhead power lines and the applicant did communicate with Ameren and they have no issues with the proposed placement.

152.232 (A) (6) Minimum setback from the property line of ten feet.

- The existing pole is approximately 7 feet to the property line and the proposed sign will extend about 2 ½ feet into the setback leaving about a 4 ½ foot setback. This means they need a variance of 5 ½ feet.

Zoning		Land Use
North	B1, Neighborhood Business	Retail/Office
West	R1A, Single Family	Residential
East	B1, Neighborhood Business	Office
South	B1, Neighborhood Business	Office

SUPPORTING DOCUMENTS:

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

cc: File Copy



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

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

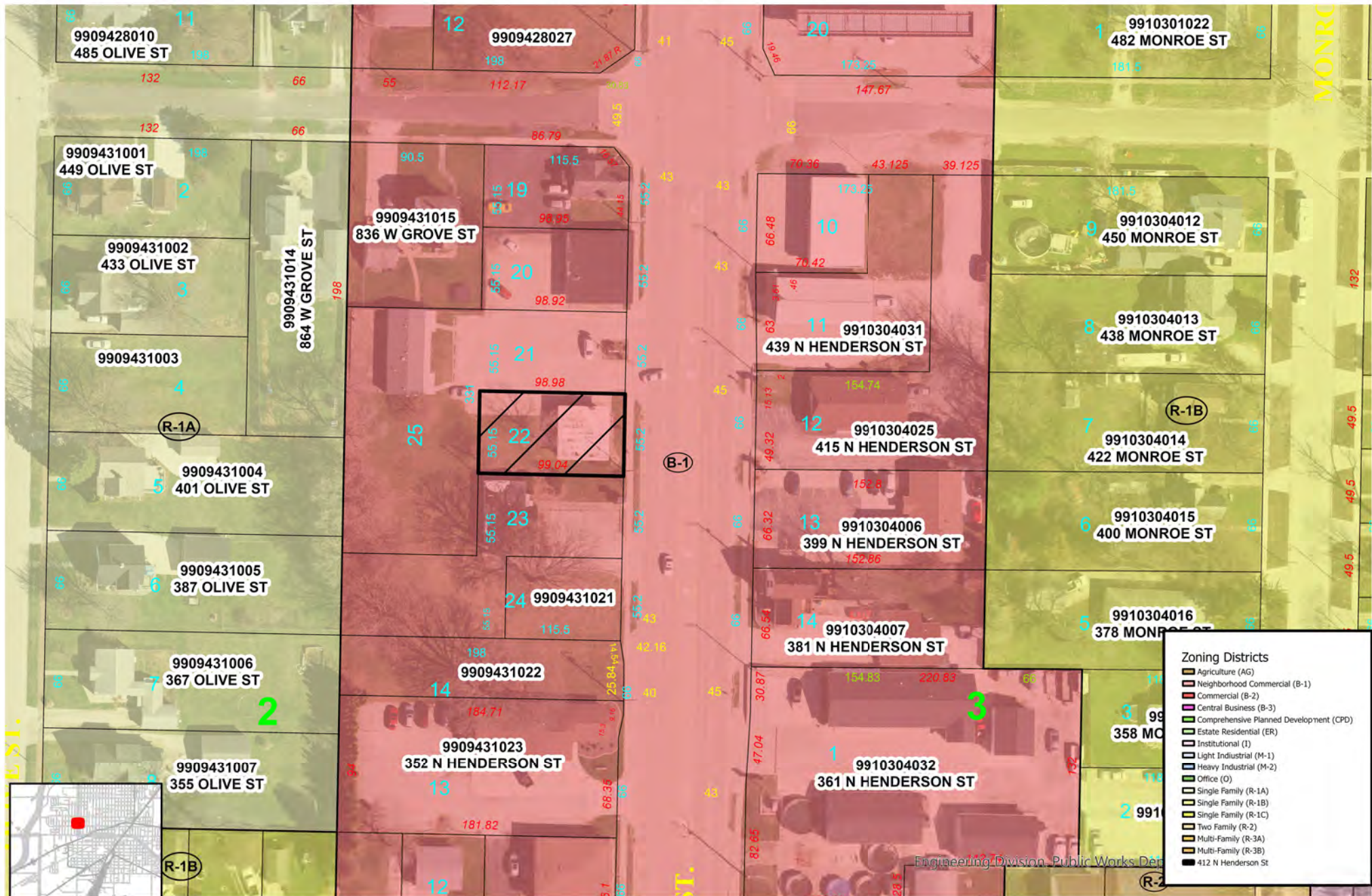
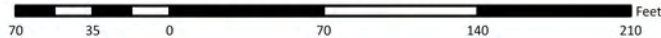


Community Development Department

Community Development Department

Sign setback variance

412 N Henderson St



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August 06, 2024

VARIANCE APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

Setback & Height Variance Petition

PETITIONER INFORMATION:

Jeff Ghazaleh	825 S. Kosciusko St	Jacksonville, Illinois, 62650
Primary contact name	Mailing address	City, State, Zip
217-271-1775	N/A	admin@signaturesigns217.com
Phone	Fax	Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Applicant	Same as Primary Contact		Signature Sign and Lighting	
Owner(s)	Edward E Morris	Shelter Ins.	260 Garfield Ave. Galesburg, IL, 61401	
Developer(s)				
Engineer				
Surveyor				
Agent/Attorney				

SITE INFORMATION:

0.12 acres	412 N Henderson St.	9909431019
Acres	Site address or location	Property Identification Number (PIN)

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

§ 152.232(A).6 "[Setback No Less than 10'] Pole Sign Setback and Height Ordinances for B1 District (Neighborhood Business)

ZONING INFORMATION:

B1 Neighborhood Business

Current Zoning

0060 - Commercial - Improved

Existing Land Use

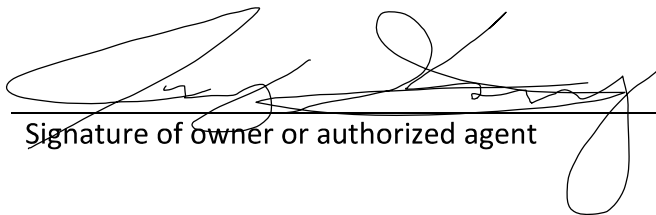
EXPLAIN THE REASON FOR THE VARIANCE REQUEST:

Please see the "Justification for Variance" field below for detailed reason/explanation

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

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

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



Signature of owner or authorized agent

7/29/2024

Date

CHECKLIST OF REQUIRED VARIANCE APPLICATION ITEMS:

- ☒ A completed variance application form.
- ☒ Payment of a \$100 non-refundable filing fee. Checks should be made payable to "City of Galesburg".
- ☒ An electronic copy of the site plan addressing all required items as listed in subsection 152.134 C of the Development Ordinance. In general, subsection 152.134 C seeks to preserve existing trees, minimize cut and fill, avoid unnecessary impervious cover, prevent flooding and pollution, provide adequate access to lots and sites and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties.
- ☒ Authorized Signature Acknowledgement. If the owner(s) of the property in question will not be the primary contact or is not the applicant, then an acknowledgement must be signed by the property owner(s) designating an authorized agent for the petition. It shall state the authorized agent has the authority to deal with the property in all aspects with regards to the petition.
- ☒ Attachments such as building layouts or elevations, etc. depicting compliance with the standards for granting variances are recommended in order to provide accurate and sufficient information for consideration by the Development Review Committee and Planning and Zoning Commission.

- ✓ ☐ The petitioner(s) or authorized agent must be present at the Planning and Zoning Commission meeting to address any questions that may arise.

City of Galesburg
Planning and Zoning Department
55 W. Tompkins Street
Galesburg, IL 61401

Date: 7/29/2024

Subject: *Petition for Variance to Install an Illuminated Cabinet Sign*

I am writing to formally petition for a variance concerning the installation of an illuminated cabinet sign on a preexisting pole located at the location stipulated below. The variance is sought to allow the pole to remain in its current location 5'-6" short of the setback ordinance. Below, I provide a detailed justification for this request in accordance with the city's criteria for granting variances.

Description of the Property and Proposed Sign:

Property Address: **412 N Henderson St, Galesburg, IL**

Proposed Sign Setback: 4' - 6"

Proposed Sign Setback Under Ordinance Limit: **Ordinance limit is <10', variance request for - 5"-6"**

Justification for Variance:

A. Unnecessary Hardship:

Enforcing the strict height and setback requirements would cause undue hardship. The existing pole, which is crucial for the visibility and functionality of the proposed sign, is already in place and cannot be altered without significant expense and disruption. The proposed sign is designed to enhance visibility for Shelter Insurance and provide a crucial informational resource to the community. Removing or relocating the pole would severely impact the intended benefits of the sign and impose a substantial financial burden and disruption to the nearby commerce.

B. Consistency with Neighborhood Character:

The area surrounding the pole is characterized by a variety of signs, many of which do not comply with the current setback regulations. Photographs and site plans included in this petition illustrate that several nearby signs and poles exceed the prescribed limits. Granting this variance would not alter the essential character of the neighborhood but rather align with the existing visual context.

C. Spirit and Intent of the Ordinance:

The proposed sign and pole are consistent with the spirit and intent of the ordinance, which aims to ensure that signs are appropriately visible and aesthetically aligned with the community. The illuminated cabinet sign is designed to be in harmony with the surroundings and contribute positively to the street-scape.

D. Unique Property Conditions:

The situation is unique to this property due to the preexisting pole and the specific location constraints. The existing pole's height and position have been integral to the function and visibility of the sign. As such, the hardship imposed by adhering strictly to the ordinance is particular to this property and not a general condition experienced by others.

Conclusion:

We respectfully request that the Zoning Board of Appeals grant a variance to allow the existing pole to remain in its current location and permit a height that exceeds the ordinance limit. We believe this variance is necessary to achieve the intended visibility and functionality of the sign while remaining consistent with the character of the area.

Thank you for considering this petition. We are available to provide further information or clarification as needed and look forward to discussing this request at the upcoming variance hearing.

Sincerely,

Jeff Ghazaleh (Authorized Signing Representative for Property Owner & Contractor)

Voice/Email: 217-271-1775/admin@signaturesigns217.com

Signature Sign and Lighting - 825 S. Kosciusko St., Jacksonville, Illinois, 62650

§ 152.335

The following conditions are met and do not deviate from the variance criteria:

Variance Petition Criteria

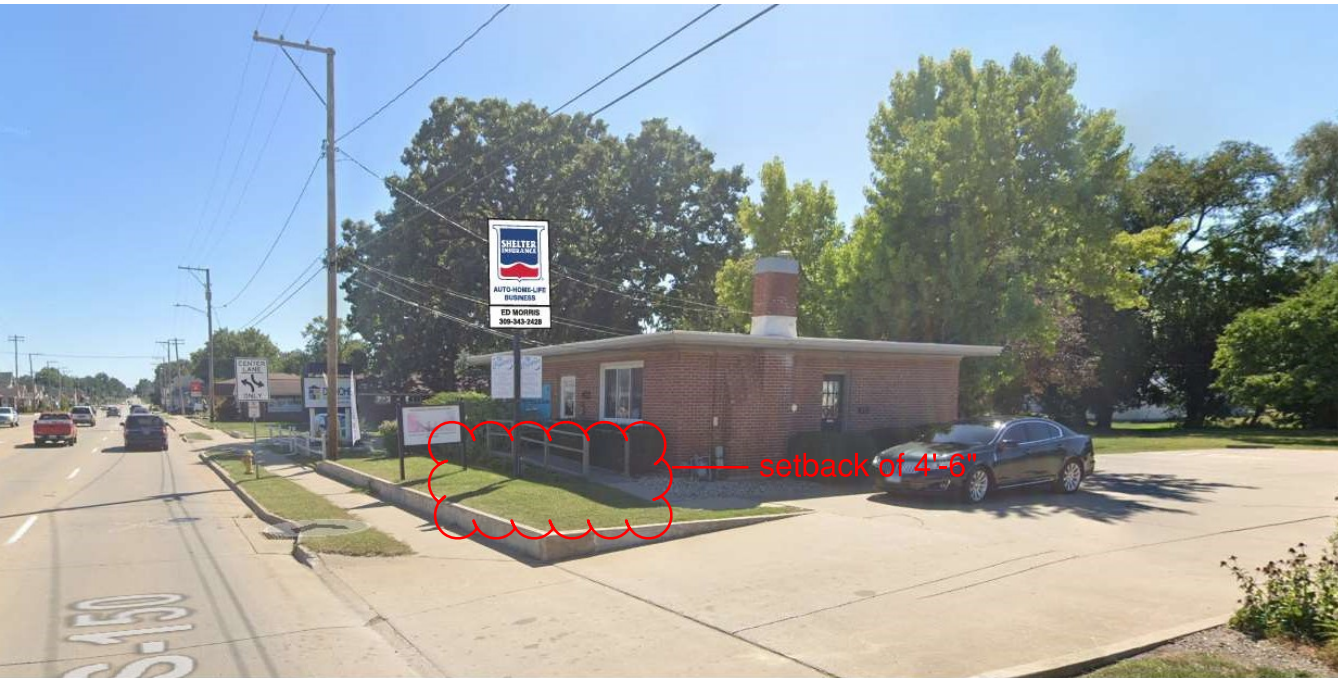
- (1) ✓ The development activity cannot be located outside the floodplain;
- (2) ✓ An exceptional hardship would result if the variance were not granted;
- (3) ✓ The relief requested is the minimum necessary;
- (4) ✓ There will be no additional threat to public health or safety or creation of a nuisance;
- (5) ✓ There will be no additional public expense for flood protection, rescue or relief operations, policing or repairs to roads, utilities or other public facilities;
- (6) ✓ The applicant's circumstances are unique and do not establish a pattern inconsistent with the intent of the NFIP

§ 152.232

(A) The following on-premises signs shall be in accordance with the following standards:

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

- (1) One sign per lot.
- (2) Maximum sign area of 100 square feet per side.
- (3) Maximum of two sides per sign, back to back.
- (4) Pole and pylon signs shall have a maximum height of 20 feet. Monument and ground signs shall have a maximum height of ten feet in any B2, B3 or CPD Zoning District, and a maximum height of six feet in any B1 District.
- (5) Free-standing signs may incorporate changeable copy within the total permitted sign area.
- (6) Minimum setback from the property line of ten feet.



Red line illustrating the pole in question being the same setback as the setback to "Midtown Chiropractic Clinic" adjacent property's existing sign

Red arrow points to pole sign in question. Green arrows point to close proximity signs and flags which are less setback than the pole sign in question.



5'

8'

4 1/2"



**AUTO-HOME-LIFE
BUSINESS**

**ED MORRIS
309-343-2428**

6'-4"
Logo Face

1'-8"
Agent Panel



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter September 17, 2024

AGENDA ITEM: PZ-24-0902 Minor Plat of the Benedict Subdivision.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Minor Plat during their September 4, 2024 meeting and recommend approval contingent upon the access easement at the north end to line up with a driveway apron (i.e. entrance) and provide confirmation of notifying all utilities of the subdivision (both items have been completed).

BACKGROUND: The proposed subdivision is located the southeast corner of N Kellogg St and E Water St and includes Parcel Identification Numbers 99-10-486-024 & 99-10-486-025 & 99-10-486-003 & 99-10-486-004 & 99-10-486-005 & 99-10-486-011.

The current owner is proposing to subdivide the properties into 2 parcels.

Proposed Lot 1 will be approximately .35 acres, which will be purchased by the Benedict Foundation. Proposed Lot 2 will be approximately .55 acres and remain owned by First Lutheran Church. It is proposed to have an access easement along the east portion of the subdivision so Lot 1 can access the garage.

The properties being subdivided are currently zoned I, Institutional and R3A, Multifamily. After the Benedict Foundation determines the future use of the property, there may need to be a zoning amendment.

KNOX COUNTY Zoning		Land Use
North	R3A, Multifamily	Vacant lot & Residential
West	I, Institutional	Church
East	I, Institutional	Church
South	B3, Central Business	City parking lot

It is anticipated this item will go to the City Council at their October 7th meeting for consideration.

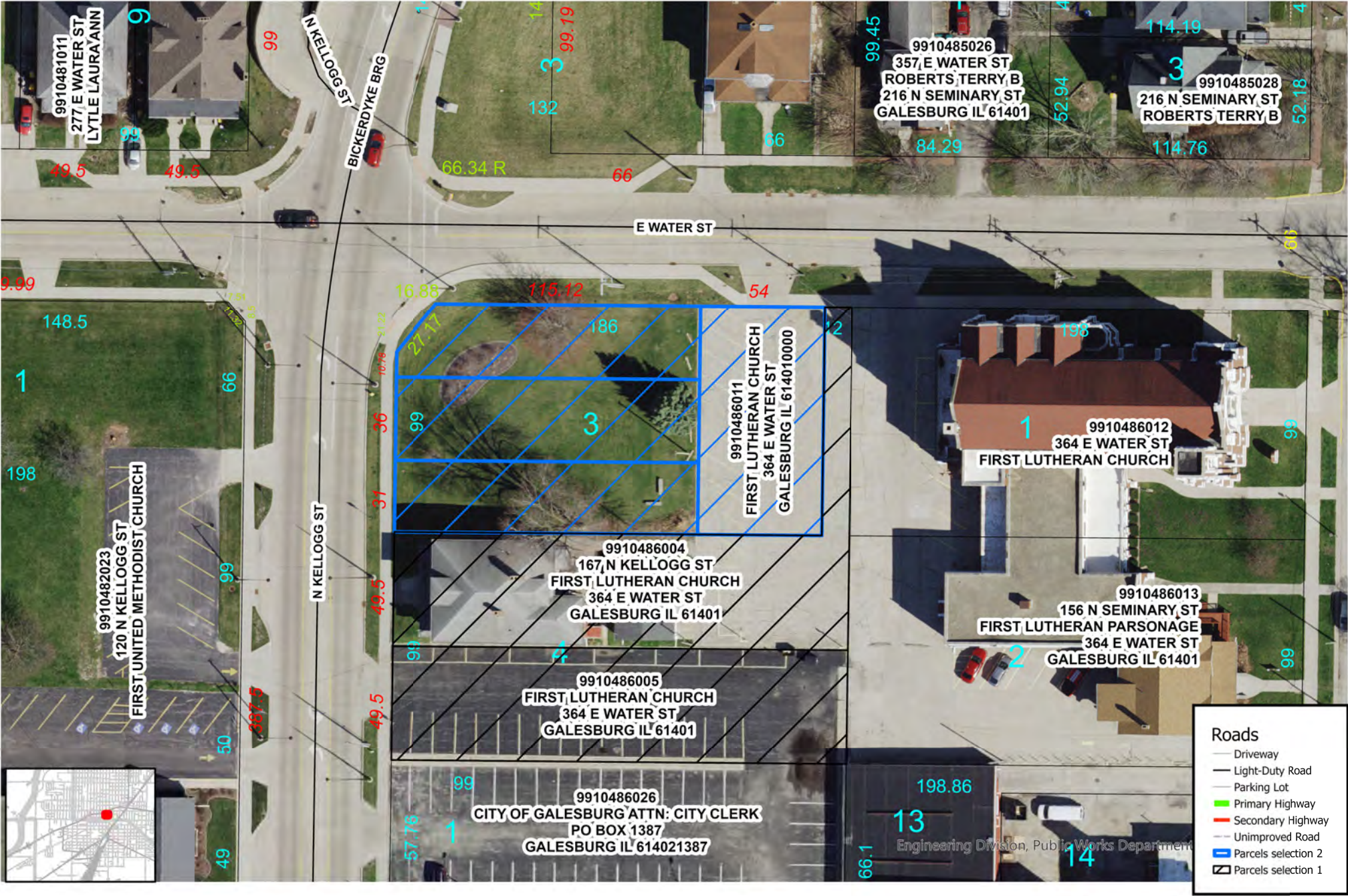
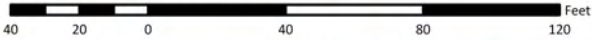
SUPPORTING DOCUMENTS:

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

cc: File Copy

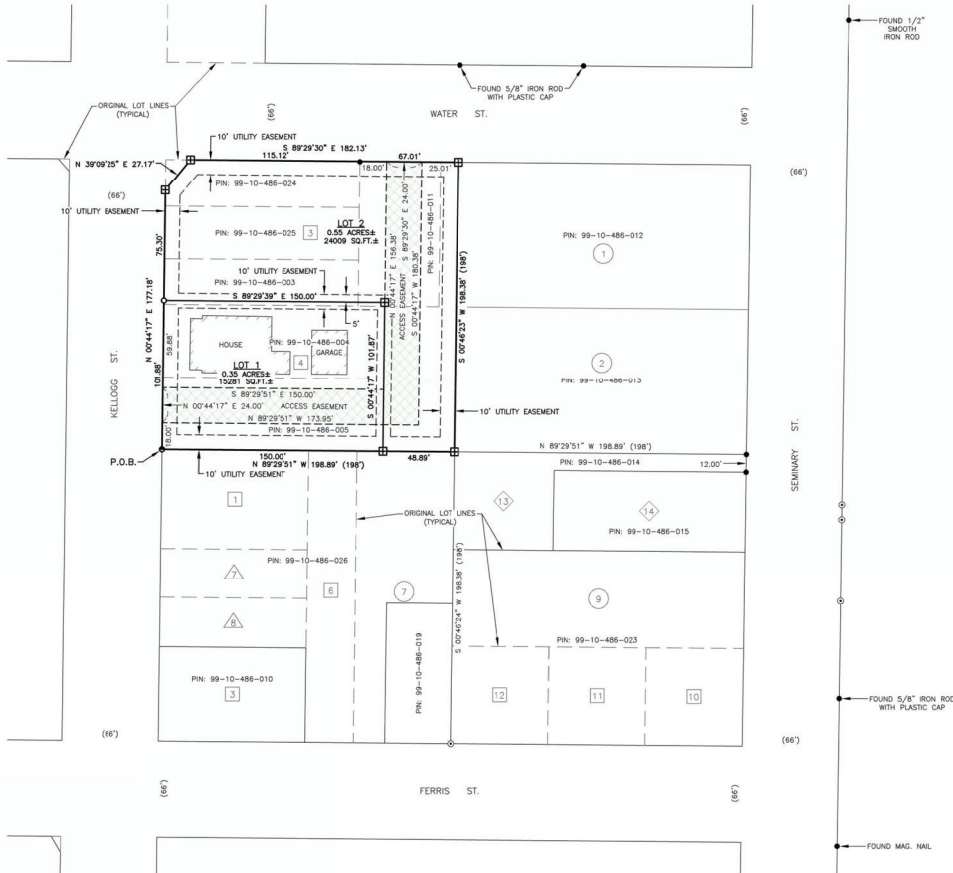


Minor Plat 2 lot subdivision



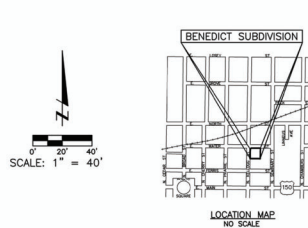
BENEDICT SUBDIVISION

PART OF BLOCK 14, ORIGINAL TOWN, IN THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.



SPECIAL NOTE:

BENEDICT SUBDIVISION CURRENTLY PART OF PIN: 99-10-486-003, 99-10-486-004, 99-10-486-005, 99-10-486-011, 99-10-486-024 AND PIN: 99-10-486-025



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

NOTES:

1. INDICATES IRON PIPE FOUND IN PLACE.
2. INDICATES 5/8" IRON ROD UNLESS NOTED OTHERWISE FOUND IN PLACE.
3. INDICATES 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "ICE INC." SET THIS SURVEY.
4. INDICATES MAG. NAIL IN BITUMINOUS PAVEMENT SET THIS SURVEY.
5. INDICATES CUT "X" IN CONCRETE SET THIS SURVEY.
6. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
7. BEARINGS AND DISTANCES IN PARENTHESES ARE THOSE OF RECORD; ALL OTHERS ARE FIELD MEASUREMENTS.
8. BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202.
9. DATE OF COMPLETION OF FIELD WORK: 08/23/2024.
10. FIELD BOOK: 24-03 PAGES 68-69 AND FIELD BOOK: 24-05 PAGE 76.
11. TOTAL AREA OF SUBDIVISION 0.90 ACRES ± / 38,920 SQ.FT. ±.
12. INDICATES LOTS IN ORIGINAL BLOCK 14 TO GALESBURG, RECORDED IN DEED BOOK 4 PAGE 100.
13. INDICATES LOTS PER 1868 SUBDIVISION BY KNOX COUNTY, RECORDED IN DEED BOOK 78 PAGE 37.
14. INDICATES LOTS PER REVENUE PLAT OF 1904, RECORDED IN BOOK 6 OF PLATS PAGE 91.
15. INDICATES LOTS IN NORTHSIDE SUBDIVISION, RECORDED IN BOOK 17 OF PLATS PAGE 95.
16. INDICATES ACCESS EASEMENT.

SURVEYOR

STATE OF ILLINOIS }
COUNTY OF KNOX }
I, KEVIN 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 "BENEDICT SUBDIVISION", BEING A SUBDIVISION OF LOTS 3 AND 4 OF THE 1868 SUBDIVISION OF BLOCK 14 BY KNOX COUNTY, RECORDED IN DEED BOOK 78 PAGE 37 OF THE KNOX COUNTY ILLINOIS RECORDER'S OFFICE AND BEING IN BLOCK 14 IN THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF THE 1868 SUBDIVISION OF BLOCK 14; THENCE NORTH 07°44'17" EAST, A DISTANCE OF 177.18 FEET ALONG THE WEST LINE OF BLOCK 14; THENCE NORTH 30°08'25" EAST, A DISTANCE OF 27.17 FEET TO THE NORTH LINE OF BLOCK 14; THENCE SOUTH 89°29'30" EAST, A DISTANCE OF 182.13 FEET ALONG THE NORTH LINE OF BLOCK 14; THENCE SOUTH 09°40'23" WEST, A DISTANCE OF 188.38 FEET; THENCE NORTH 89°29'31" WEST, A DISTANCE OF 188.88 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 0.90 ACRES MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS THEREOF.

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 1709000478E, WITH AN EFFECTIVE DATE OF AUGUST 2, 2011.

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

BY: KEVIN 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 FIRST LUTHERAN CHURCH, IS THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS/AVE 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 STATE AND TITLE THEREON.

I FURTHER CERTIFY 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 1709000478E, WITH AN EFFECTIVE DATE OF AUGUST 2, 2011.

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

PHILIP N. CHADDERSON, PRESIDENT OF THE COUNSEL

ROBERT B. CLARK, SECRETARY TO THE COUNSEL

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/HER FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024, A.D.

NOTARY PUBLIC

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/HER FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024, A.D.

NOTARY PUBLIC

CLIENT: BENEDICT FOUNDATION

Bruner, Cooper & Zuck, Inc.
Civil Engineers - Structural Engineers - Architects - Land Surveyors
Professional Design Firm LS/ARC/PE/SE Corp. 184-002833-0015
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JOB NO. 2024127 DATE: 09/11/2024
DRAWN: PJM CHECKED: ERW APPROVED: KJC