



Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers
City Hall, 55 W Tompkins St
April 22, 2025

A G E N D A

	Consider	Selection of Chairperson
	Consider	Selection of Vice Chairperson
	Approve	Minutes of the November 19, 2024 meeting
	Update	Past Planning and Zoning Commission items
	Receive	General citizen comments
PZ-25-0401	Public Hearing	Special Use request to allow concrete crushing and processing, 538 Louisville Rd.
PZ-25-0402	Public Hearing	Zoning Amendment from (R-3A) Multi-Family to (R-1A) Single Family, 3176 Dover Lane.
PZ-25-0403	Public Hearing	Minor Plat of the Knight Subdivision, SE corner of Locust St & Conger St.
PZ-25-0404	Public Hearing	Zoning Amendment from (R3A) Multi-Family and (I) Institutional to (B3) Central Business, 167 N Kellogg and adjacent parking lot.
PZ-25-0405	Public Hearing	Zoning Amendment from (B1) Neighborhood Business to (B2) General Business, 1120 N Henderson 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, November 19, 2024 at 5:30 p.m.

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Ardennia Leahy, Mark Lee, Carla Markwart,
Jason Paulsgrove, Neil Thomas, David Uhlmann, 8.
MEMBERS ABSENT: Steve McKelvie, 1.
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

Approve Minutes of the October 29, 2024 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Minor Plat of the Seminary Square Commercial Resubdivision No 4, located at 503 Knox Sq Dr. P&Z recommended approval and the Minor Plat was approved by City Council at their November 4th meeting.

Receive Citizen Comment
None Received.

PZ-24-1101 Public Hearing Zoning amendment, 40 E Simmons St, I to B3

Noelle Thompson, Director of the Galesburg Public Library was present on behalf of the applicant and sworn in by the Chairperson.

The Commission members considered the following items:

- Proposed amendment is consistent with the 2019 Comprehensive Plan which shows this area to be Downtown Mixed Use
- The subject property is suitable for the proposed zoning classification.
- The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;
- 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 Development Review Committee reviewed the Zoning Amendment request at their November 6, 2024 meeting and recommended approval.

Member Thomas moved, seconded by Member Cochrane to recommend approval.

Roll Call #1

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

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

PZ-24-1102 Public Hearing Variances of Sections 152.232 (A) (4) for height of signs, and Section 152.232 (A) (6) for minimum setback, 1720 E Main St

David Howard of Suntronix sign company was present on behalf of the applicant and sworn in by the Chairperson.

Questions were asked about the brightness and motion of the proposed sign. The current backlit sign is on a 20 amp breaker and the proposed LED sign will use 5 amps. The LED sign does have an auto dimming feature that will be used at night. This property is adjacent to residential and will need to abide by ordinance in regard to brightness and motion.

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 November 6, 2024 meeting and recommended approval.

Member Paulsgrove moved, seconded by Member Markwart to recommend approval.

Roll Call #2

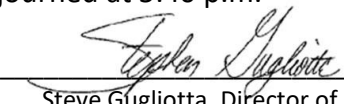
Ayes: Cochrane, Johnson, Leahy, Lee, Markwart, Paulsgrove, Thomas, Uhlmann, 8.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 5:40 p.m.



Steve Gugliotta, Director of Community Development



Planning and Zoning Commission Letter

April 22, 2025

AGENDA ITEM: PZ-25-0401 Special Use request to allow minerals and earth processing located at 538 Louisville Road (PINs 95-15-354-003 and 95-15-354-004).

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Special Use request during their March 5, 2025 meeting and recommend approval.

BACKGROUND: Hein Construction currently uses the site for material storage and some materials processing. To bring their use of the property into compliance with the development ordinance, the City requested that they apply for a special use permit.

The property is located within the M2, Heavy Industrial Zoning District, which provides for the development of heavy industrial uses that produce significant off-site impacts, have large areas for storage of raw materials or heavy equipment, or handle large quantities of hazardous materials. The M2 District is the most intense district with regards to the types of operations allowed.

The M2 district requires that no building or occupancy permit shall be issued for any listed special uses or the manufacturing, compounding, processing, packaging or treatment of products until and unless the location of the use has been approved by the Planning and Zoning Commission.

If approved, Special Uses shall not be transferred to another location, nor shall a special use be conveyed to another use at the same location. Any construction or activity authorized by a special use approval must commence within 3 months from the date of approval and if this does not occur the special use shall expire and become null and void.

GALESBURG Zoning		Land Use
North	M2, Heavy Industrial	Railroad
West	M2, Heavy Industrial	Railroad
East	M2, Heavy Industrial	Vacant
South	M2, Heavy Industrial	Railroad Spur

SUPPORTING DOCUMENTS:

1. Special Use Criteria
2. Aerial - General location
3. Special Use application

cc: File Copy



152.018 SPECIAL USES, SPECIAL USE PERMITS

(B) *Authorization.* The Planning and Zoning Commission is authorized to grant special use permits and to hear and decide upon applications for special use permits listed in the district regulations of this chapter. Before authorizing the issuance of a special use permit, the Commission may impose any conditions that will, in the Commission's judgment, ensure:

- (1) The proposed amendment is consistent with the intent of the Comprehensive Plan;
- (2) The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- (3) The special use will not be injurious to the use and enjoyments of adjacent properties for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- (4) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- (5) Adequate utilities, access roads, drainage and other necessary facilities will be provided; and
- (6) Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public streets.

(C) *Transference.* A special use permit shall not be transferred to another location; nor shall a special use permit be conveyed to another use at the same location. A new special use permit shall be required for either of these two changes.

(D) *Time limitations.* The following time limitations shall apply to special use permits:

- (1) In cases where the use authorized by a special use permit requires a building permit, the applicant shall have three months from the date the special use permit is granted to apply for a building permit. If application has not been made within that time, the special use permit shall expire and become null and void;
- (2) In cases where a building permit is not required, any construction or activity authorized or required pursuant to the special use permit must commence within three months from the date the special use is granted. In the event the construction or activity is not commenced within the three-month period, the special use permit shall expire and become null and void; and
- (3) Any other time restrictions as detailed in the conditions placed on the special use.

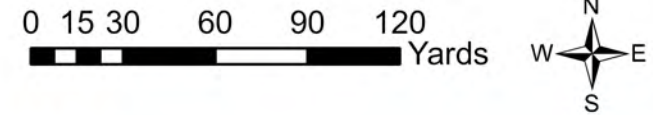
cc: File Copy



Community Development Department
Community Development Department

Special Use Request

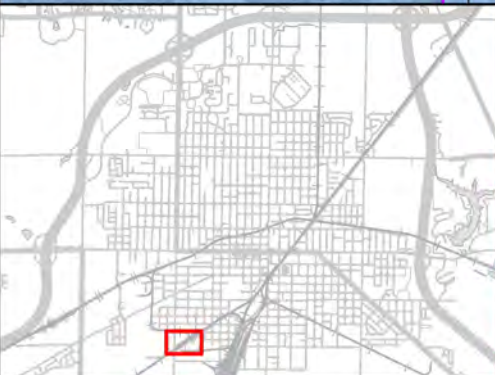
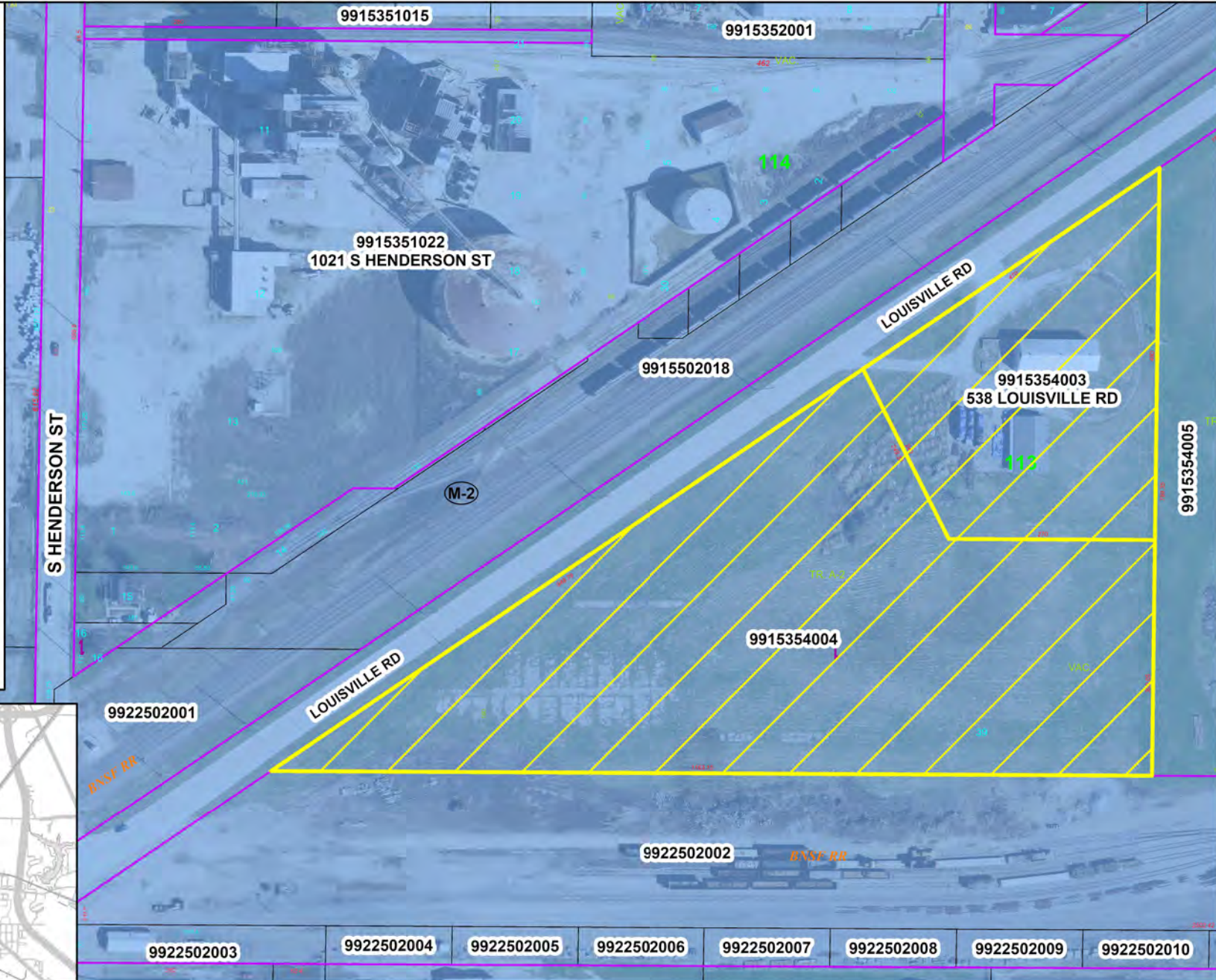
Concrete crushing & processing



538 Louisville Rd

Zoning Districts

- Agriculture (AG)
- Neighborhood Commercial (B-1)
- Commercial (B-2)
- Central Business (B-3)
- Comprehensive Planned Development (CPD)
- Estate Residential (ER)
- Institutional (I)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- Office (O)
- Single Family (R-1A)
- Single Family (R-1B)
- Single Family (R-1C)
- Two Family (R-2)
- Multi-Family (R-3A)
- Multi-Family (R-3B)



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 28, 2025

SPECIAL USE APPLICATION

paid w/ check
on 2/27/2025
check # 14051
CRJ

APPLICANT INFORMATION:

Hein Construction Co., Inc 56 N CEDAR, Galesburg, IL 61401
Primary contact name Mailing address City, State, Zip
(309) 303-2674 Dave D Hein construction.com
Phone Fax Email

OTHER INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Owner(s)	56 Cedar Street LLC	9130 N Industrial Ld,	Piotta, IL 61615	309.691.4774
Developer(s)				
Engineer				
Surveyor				
Agent/Attorney				

SITE INFORMATION:

538 Louisville Rd 9915354003 and 9915354004
Acres Site address or location Property Identification Number (PIN)

ZONING INFORMATION:

M-2
Current Zoning
(9915354004) Mostly Vacant and material storage piles, (9915354003)
partially demoed building and small office type building

Existing Land Use

SPECIAL USE REQUESTED:

152.079 (D)2(c) Minerals and earths; quarrying, extracting, grinding, crushing and processing.



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter

April 22, 2025

AGENDA ITEM: PZ-25-0402 Zoning Amendment from R-3A, Multi-Family to R-1A, Single Family for parcel identification number 95-33-405-012, commonly known as 3176 Dover Lane.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Zoning Amendment request during their April 2, 2025 meeting and recommend approval.

BACKGROUND: The applicant's current use is a single-family home.

The purpose of the R-1A District is to provide for low-density, detached single-family residential development where the permitted uses, lot areas, setbacks and other requirements are designed to encourage quality residential development.

GALESBURG Zoning		Land Use
North	I, Institutional	Lakeside Recreation Center
West	R-2, Two Family	Single family residential
East	R-3A, Multi-Family	Two family residential
South	R-3A, Multi-Family	Agriculture

The closest R-1A zoning district is 716 feet (0.14 miles) to the west of the property. The 2019 Comprehensive Plan indicates this area to be Single Family.

It is anticipated this item will go to City Council at their May 5th meeting on first reading and May 19th on final reading.

SUPPORTING DOCUMENTS:

1. Criteria for zoning amendments
2. Aerial map, general location
3. 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



Community Development Department
Community Development Department

Zoning Amendment Request

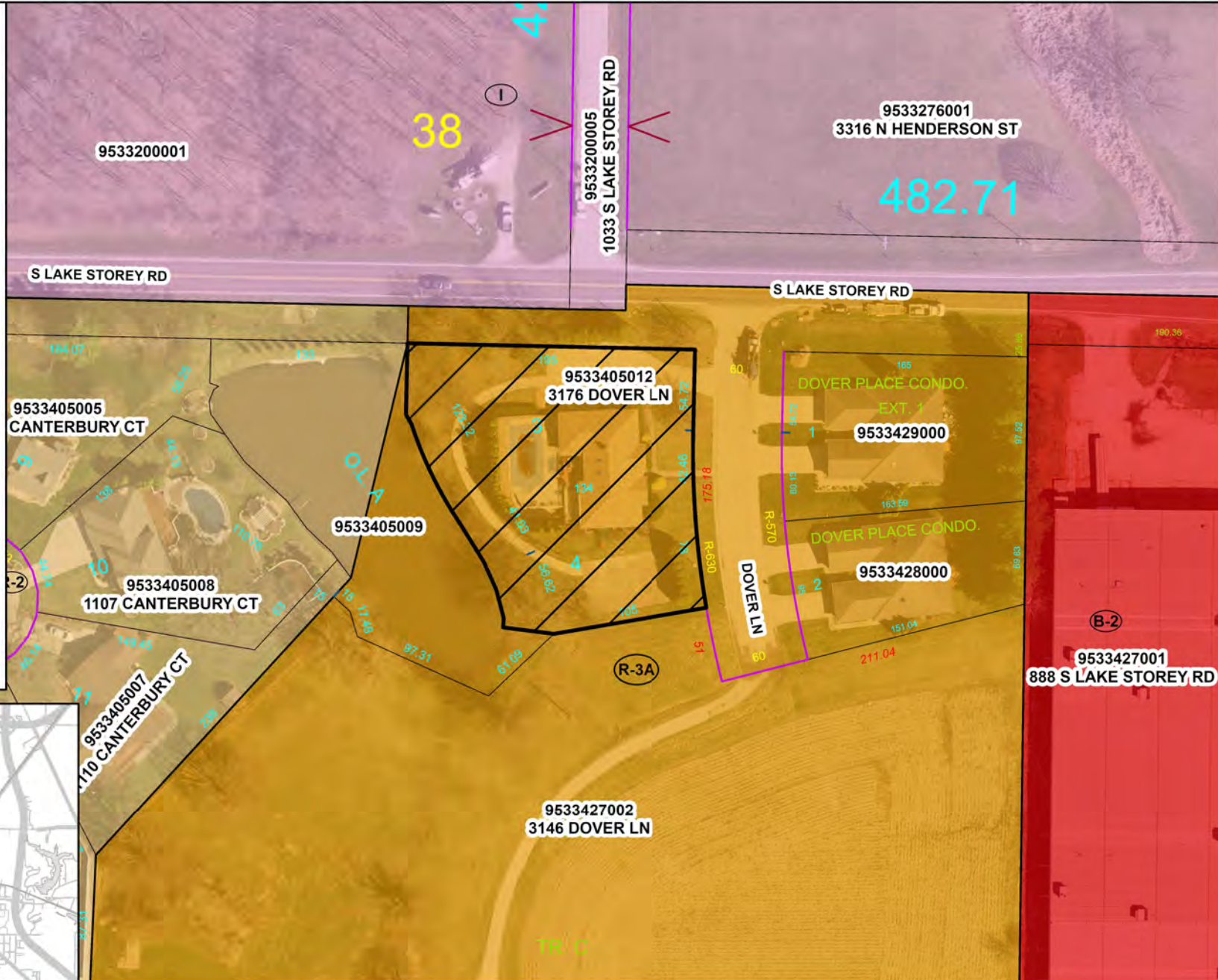
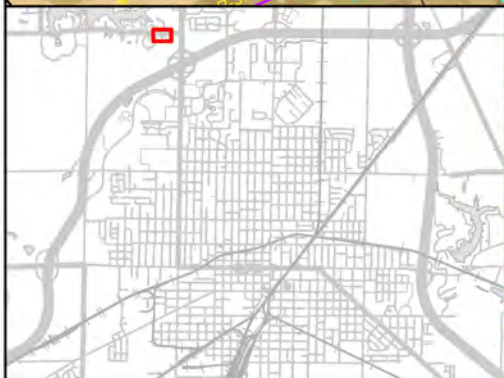
3176 Dover Lane,
R-3A, Multi-Family to R-1A, Single Family



3176 Dover Lane

Zoning Districts

- Agriculture (AG)
- Neighborhood Commercial (B-1)
- Commercial (B-2)
- Central Business (B-3)
- Comprehensive Planned Development (CPD)
- Estate Residential (ER)
- Institutional (I)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- Office (O)
- Single Family (R-1A)
- Single Family (R-1B)
- Single Family (R-1C)
- Two Family (R-2)
- Multi-Family (R-3A)
- Multi-Family (R-3B)



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March 17, 2025

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 R-3A, Multi-Family to R-1A, Single Family:

Lots 3 and 4 of Castlebury Estates Phase One, being a subdivision of part of the North Half of the Southeast Quarter of Section 33, Township 12 North, Range 1 East of the Fourth Principal Meridian, in the City of Galesburg, Knox County, Illinois, as per Plat recorded in Volume 22 of Plats, page 66.

Parcel Identification Numbers (PINs): 95-33-405-012
Commonly known as: 3176 Dover Lane, 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 _____, 2025, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter April 22, 2025

AGENDA ITEM: PZ-25-0403 Minor Plat of the Knight Subdivision

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Minor Plat during their April 2, 2025 meeting and recommend approval.

BACKGROUND: This proposed subdivision is located at the southeast corner of Conger Street and Locust Street and is currently a vacant lot. The current owner is proposing to subdivide the property into 2 lots with the intent of constructing single family homes.

Proposed Lot 1 will be approximately 0.30 acres and is the furthest west. Proposed Lot 2 will be approximately 0.30 acres is the furthest east.

The property is currently zoned R-1B, Single Family.

GALESBURG Zoning		Land Use
North	R-1B, Single Family	Residential
West	I, Institutional	Lombard Middle School
East	R-1B, Single Family	Residential
South	R-1B, Single Family	Residential

It is anticipated this item will go to the City Council at their May 5, 2025 meeting for consideration.

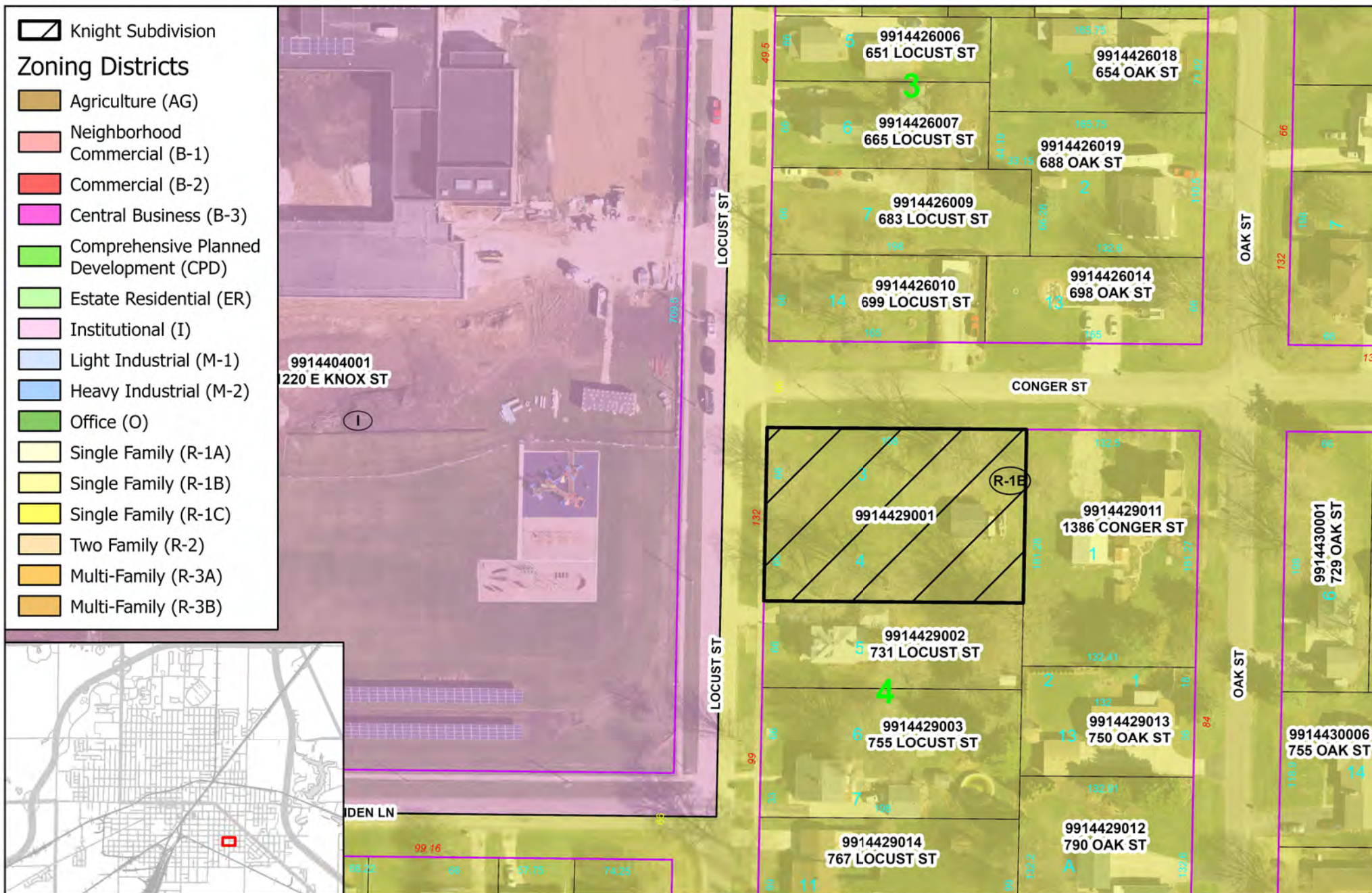
SUPPORTING DOCUMENTS:

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

cc: File Copy



2 lot subdivision,
corner of Conger St & Locust St



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March 27, 2025

SUBDIVISION PLAT APPLICATION

pd. check # 1001

Subdivision Name: Knight Subdivision

- ☐ Minor Plat, \$150 per plat
☐ Preliminary Plat of _____ lots at \$15 per lot (minimum of \$150 per plat)
☐ Final Plat, \$150 per plat

PETITION/DEVELOPMENT NAME (if applicable):**PETITIONER INFORMATION:**

Elvith Santoyo-McNaught 808 S. Cedar St., Galesburg, IL 61401
Primary contact name Mailing address City, State, Zip
309-343-2242 elvith@habitatknox.org
Phone Fax Email

OTHER APPLICANTS AND INTERESTED PARTIES:

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

Proof of ownership by copy of one of the following: Deed; or Title Insurance Policy; or Certified copy of Trust Agreement (If applicable, the application must be signed by the trust officer of the institution holding the trust and must include the names and addresses of the beneficiaries).

I/we hereby affirm that I/we 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 petition. I/we agree to pay all fees consistent with the City payment policies and comply with City codes. I/we understand these fees will include publication and processing expenses and are non-refundable.

I/we 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 petition. If multiple people will be signing below, please indicate which individual will be the designated primary contact.

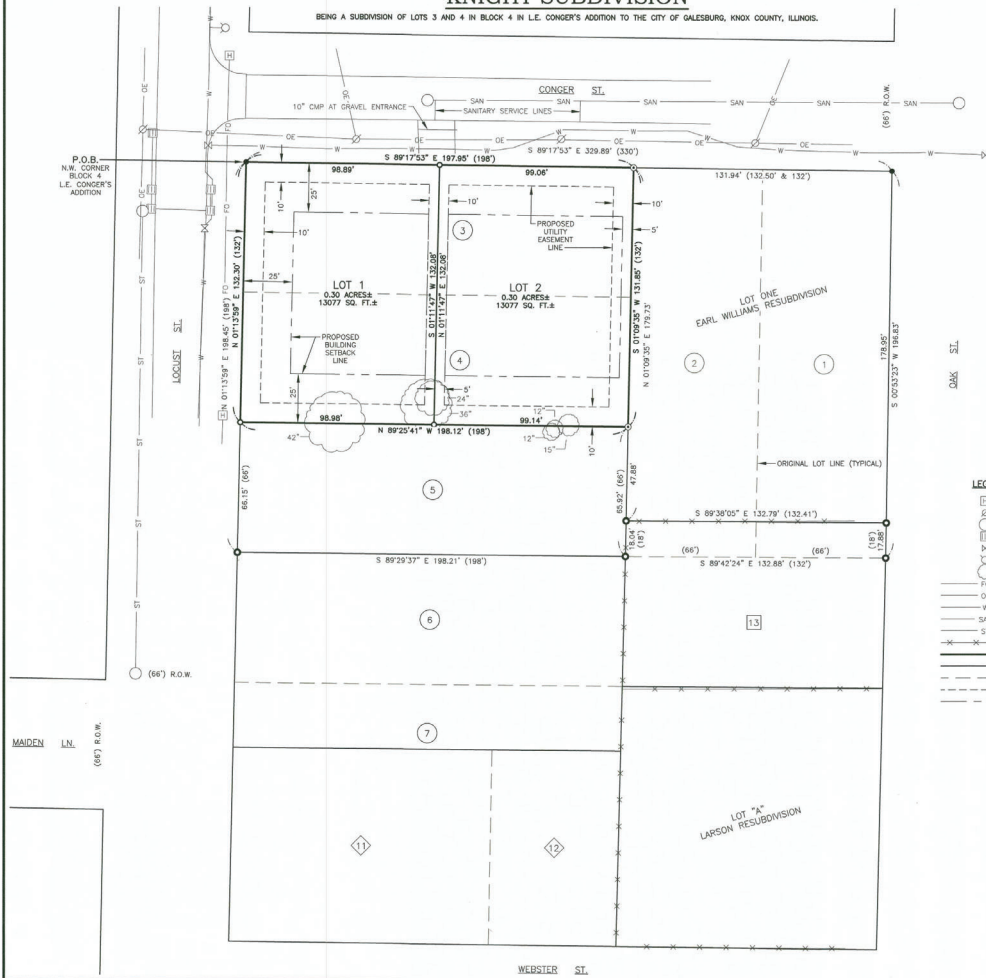
Elvith Santoyo-McNaught Habitat For Humanity 3/28/25
Signature of property owner Property owner name (please print) Date

Signature of authorized agent (if different than owner) Authorized agent name (please print) Date

City Hall 55 W. Tompkins Street Galesburg, IL 61401 309-345-3619 www.ci.galesburg.il.us

KNIGHT SUBDIVISION

BEING A SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 4 IN L.E. CONGER'S ADDITION TO THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.



LEGEND:

- HOLE
- POWER POLE
- MANHOLE
- INLET
- WATER VALVE
- FIRE HYDRANT
- TREE
- F.O. — UNDERGROUND FIBER OPTIC LINE
- E.O. — OVERHEAD ELECTRIC LINE
- W. — WATER LINE
- S.S. — SANITARY SEWER LINE
- S.T. — STORM SEWER LINE
- F. — FENCE LINE
- P. — PROPERTY LINE
- A.P. — ADJACENT PROPERTY LINE
- O.L. — ORIGINAL LOT LINE
- P.U.E. — PROPOSED UTILITY EASEMENT LINE
- B.S.L. — PROPOSED BUILDING SETBACK LINE

NOTES:

1. ○ INDICATES IRON PIPE FOUND IN PLACE.
2. ○ INDICATES 5/8" IRON ROD FOUND IN PLACE.
3. ○ INDICATES 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "BCI INC." FOUND IN PLACE.
4. ○ INDICATES 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "BCI INC." SET THIS SURVEY.
5. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
6. BEARINGS AND DISTANCES IN PARENTHESES ARE THOSE OF RECORD; ALL OTHERS ARE FIELD MEASUREMENTS.
7. BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1203.
8. DATE OF COMPLETION OF FIELD WORK: 02/28/2025.
9. FIELD BOOK: 24-12 PAGES 45-48 AND PAGE 55.
10. TOTAL AREA OF SUBDIVISION 0.60 ACRES ± / 26154 SQ.FT. ±.
11. ① INDICATES LOTS IN ORIGINAL BLOCK 4 OF L.E. CONGER'S ADDITION, RECORDED IN DEED BOOK 35 PAGE 172.
12. ② INDICATES LOTS IN A PLAT OF RESUBDIVISION OF THE SOUTH HALF OF LOT 7 AND LOT 8 IN BLOCK 4 OF L.E. CONGER'S ADDITION, RECORDED IN PLAT BOOK 10 PAGE 11.
13. ③ INDICATES LOTS IN A PLAT OF RESUBDIVISION OF LOTS 9 AND 10 IN BLOCK 4 OF L.E. CONGER'S ADDITION, RECORDED IN PLAT BOOK 11 PAGE 40.
14. EARL WILLIAMS RESUBDIVISION, RECORDED IN PLAT BOOK 22 PAGE 60.
15. LARSON RESUBDIVISION, RECORDED IN PLAT BOOK 24 PAGE 10.

SCALE: 1" = 30'



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 REDEMPTIBLE TAX SALES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATE. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS _____ DAY OF _____, 2025, A.D.

COUNTY CLERK _____

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS }
COUNTY OF KNOX }

APPROVED THIS _____ DAY OF _____, 2025, 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 _____, 2025, A.D.

CITY CLERK — CITY OF GALESBURG _____

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 "KNIGHT SUBDIVISION", BEING A SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 4 IN L.E. CONGER'S ADDITION TO THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 4 IN L.E. CONGER'S ADDITION; THENCE SOUTH 89°17'53" EAST, A DISTANCE OF 197.85 FEET ALONG THE NORTH LINE OF BLOCK 4 IN L.E. CONGER'S ADDITION; THENCE SOUTH 01°08'35" WEST, A DISTANCE OF 131.85 FEET; THENCE NORTH 89°25'41" WEST, A DISTANCE OF 198.12 FEET TO THE WEST LINE OF BLOCK 4 IN L.E. CONGER'S ADDITION; THENCE NORTH 01°13'50" EAST, A DISTANCE OF 130.26 FEET ALONG THE WEST LINE OF BLOCK 4 IN L.E. CONGER'S ADDITION TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 0.60 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, FOR COMMUNITY PANEL NUMBER 1709500278L, WITH AN EFFECTIVE DATE OF AUGUST 2, 2011.

DATED THIS 17TH DAY OF APRIL, 2025, A.D.

BY: KEVIN J. COOPER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3376
LICENSE RENEWAL DATE: 11/30/2026

OWNER

STATE OF ILLINOIS }
COUNTY OF KNOX }

THIS IS TO CERTIFY THAT HABITAT FOR HUMANITY OF KNOX COUNTY, IL, 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 THEREIN 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 "KNIGHT 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 _____, 2025, A.D.

JAY BARSINGER, PRESIDENT _____

JEFF JOHNSON, SECRETARY _____

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF KNOX }

_____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT

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 _____, 2025, A.D.

NOTARY PUBLIC _____

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF KNOX }

_____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT

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 _____, 2025, A.D.

NOTARY PUBLIC _____

SPECIAL NOTE:

KNIGHT SUBDIVISION CURRENTLY PART OF PIN: 99-14-429-001

CLIENT: HABITAT FOR HUMANITY OF KNOX COUNTY, IL

Bruner, Cooper & Zuck, Inc.

Civil Engineers • Structural Engineers • Architects • Land Surveyors

Professional Design Firm LS/ARC/PE/SE Corp. 184-202633-2015

184 East Simmons St., Suite 11401 308 North 3rd Street, Springfield, IL 62762

314.333.3333 314.333.3333 314.333.3333

JOB NO. 2025038 DATE: 04/17/2025

DRAWN: PJM CHECKED: ERW APPROVED: KJC



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter

April 22, 2025

AGENDA ITEM: PZ-25-0404 Zoning Amendment from R-3A, Multi-Family and I, Institutional to B-3, Central Business for parcel identification number 99-10-486-028, commonly known as 167 N Kellogg Street.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Zoning Amendment request during their April 2, 2025 meeting and recommend approval.

BACKGROUND: The applicant purchased the property in March 2025 and is proposing to build a cabinet showroom / cooking classroom on the first floor and apartments on the second floor.

The purpose of the B-3 District is to provide for those uses customarily expected to be located in an urban downtown environment such as retail, residential, governmental, office, cultural, hotel, entertainment and ancillary uses. This district also serves to maintain the traditional business core of the city, and allow a mix of businesses, office, governmental and residential uses to encourage social, cultural and civic functions.

GALESBURG Zoning		Land Use
North	I, Institutional	Green space & parking lot
West	I, Institutional	First United Methodist Church
East	I, Institutional	First Lutheran Church
South	B-3, Central Business	Parking lot

The closest B-3 zoning district is adjacent to the property. The 2019 Comprehensive Plan indicates this area to be Downtown Mixed Use.

It is anticipated this item will go to City Council at their May 5th meeting on first reading and May 19th on final reading.

SUPPORTING DOCUMENTS:

1. Criteria for zoning amendments
2. Aerial map, general location
3. 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



Community Development Department
Community Development Department

Zoning Amendment Request

167 N Kellogg Street,
R-3A, Multi-Family, and I, Institutional to B-3, Central Business

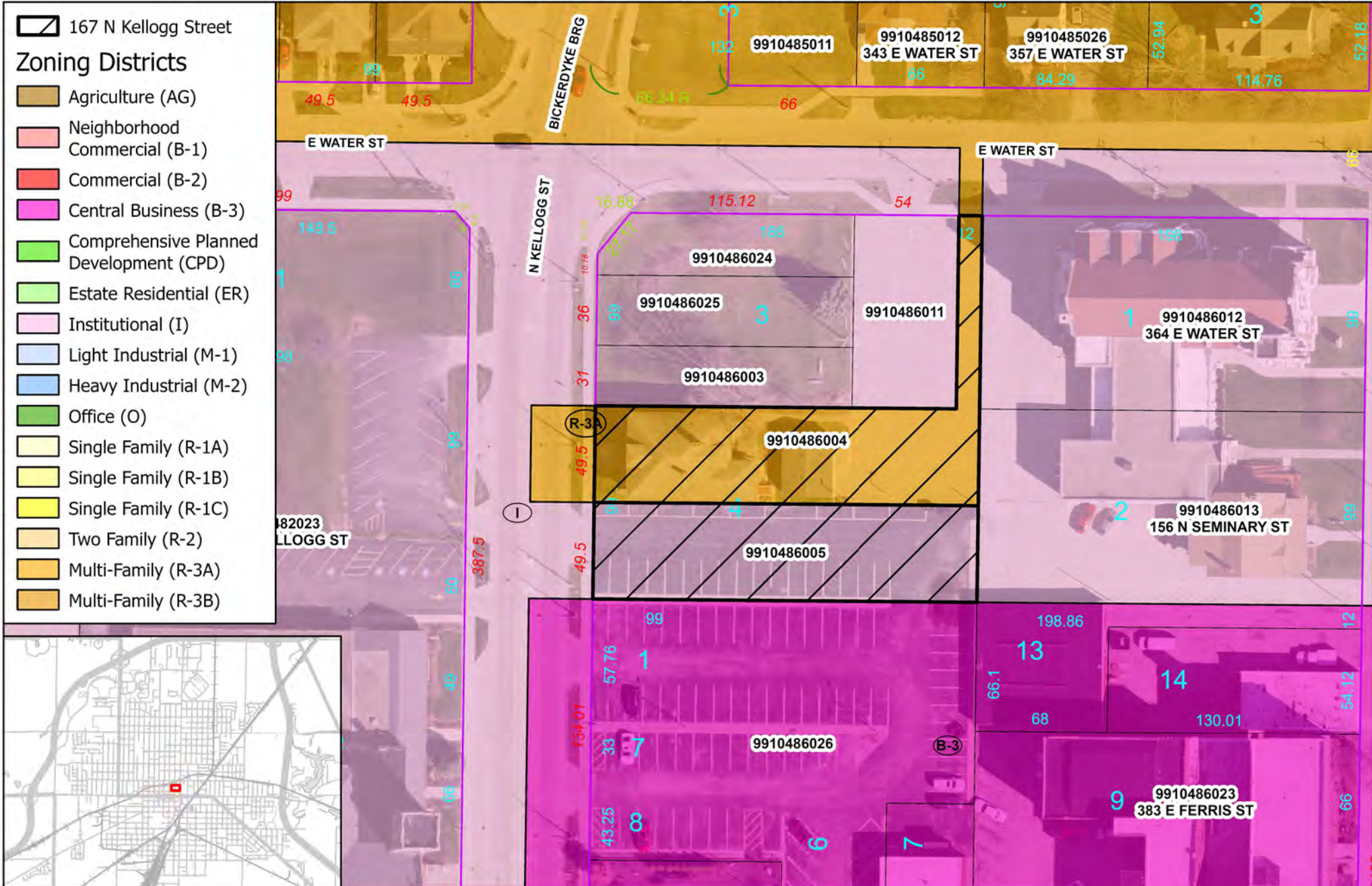
0 5 10 20 30
Yards



167 N Kellogg Street

Zoning Districts

- Agriculture (AG)
- Neighborhood Commercial (B-1)
- Commercial (B-2)
- Central Business (B-3)
- Comprehensive Planned Development (CPD)
- Estate Residential (ER)
- Institutional (I)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- Office (O)
- Single Family (R-1A)
- Single Family (R-1B)
- Single Family (R-1C)
- Two Family (R-2)
- Multi-Family (R-3A)
- Multi-Family (R-3B)



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 27, 2025

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 R-3A, Multi-Family and I, Institutional to B-3, Central Business:

Lot 1 of Benedict Subdivision, being a part of Block 14, Original Town, in the City of Galesburg, Knox County, Illinois.

Parcel Identification Numbers (PINs): 99-10-486-028
Commonly known as: 167 N Kellogg Street, 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 _____, 2025, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter

April 22, 2025

AGENDA ITEM: PZ-25-0405 Zoning Amendment from B-1, Neighborhood Business to B-2, General Business for parcel identification number 99-09-226-009, commonly known as 1120 N Henderson Street.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Zoning Amendment request during their April 2, 2025 meeting and recommend approval.

BACKGROUND: The applicant is proposing to build a car wash on the property, which is a Permissive Use in the B2 zoning district.

The purpose of the B-2 District is to provide for a wide range of businesses and services relying upon the patronage from areas beyond the immediate neighborhood in which they may be located.

GALESBURG Zoning		Land Use
North	B-1, Neighborhood Business	Under-renovation Commercial
West	B-1, Neighborhood Business	Under-renovation Commercial
East	B-1, Neighborhood Business	Medical office
South	B-1, Neighborhood Business	Fast food restaurant

The closest B-2 zoning district is approximately 185 feet west of the property. The 2019 Comprehensive Plan indicates this area to be Regional Commercial, which is equivalent to B-2.

It is anticipated this item will go to City Council at their May 5th meeting on first reading and May 19th on final reading.

SUPPORTING DOCUMENTS:

1. Criteria for zoning amendments
2. Aerial map, general location
3. 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

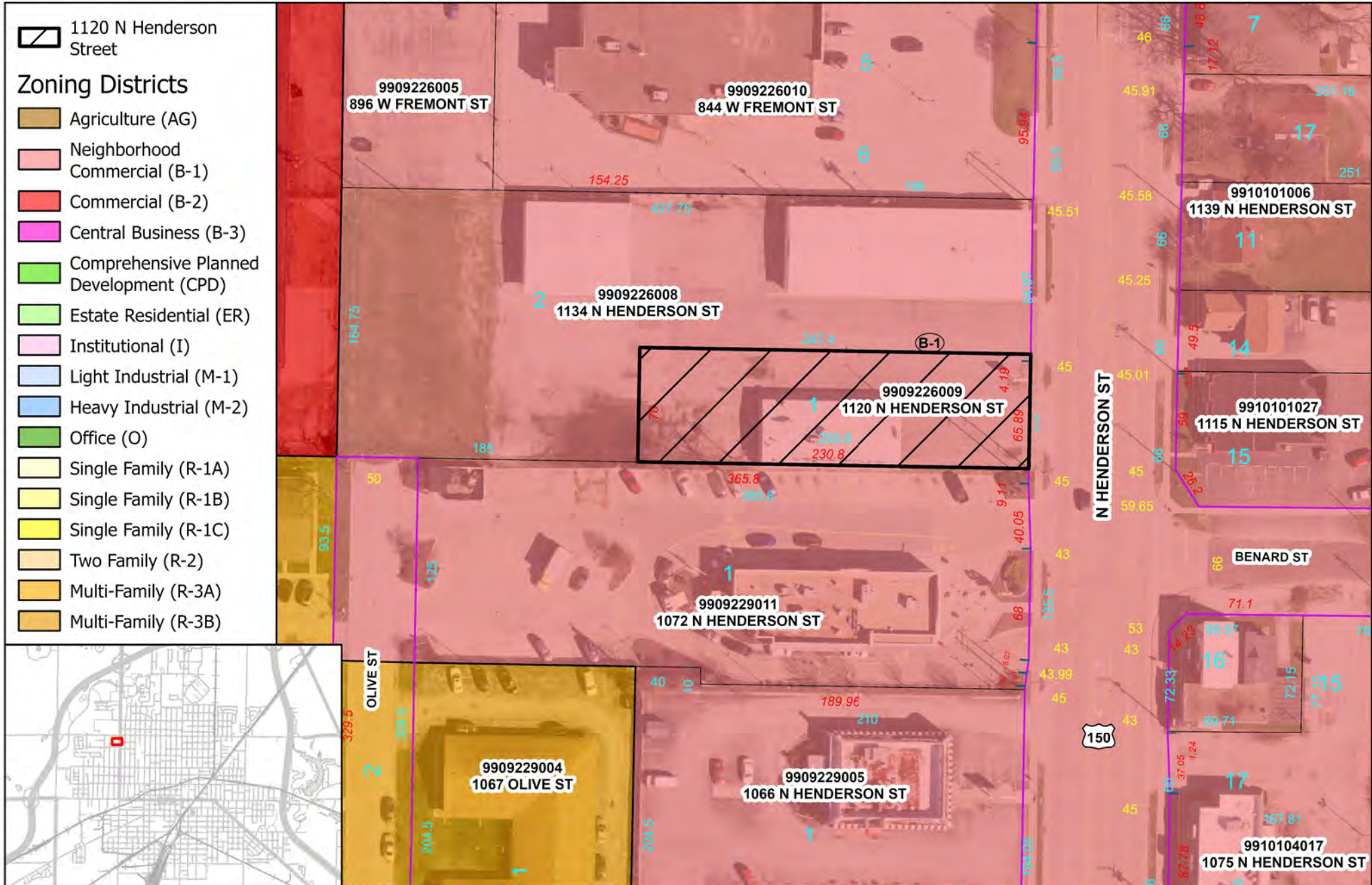


Community Development Department
Community Development Department

Zoning Amendment Request

1120 N Henderson Street,
B-1, Neighborhood Business to B-2, General Business

0 10 20 40 60 Yards



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, 2025

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 B-1, Neighborhood Business to B-2, General Business:

Lot One (1) of Henderson Plaza, being a Subdivision of part of the North Half of Lot Two (2) in R.H. Whiting's Subdivision of the Northeast Quarter of Section Nine (9) in Township Eleven (11) North, Range One (1) East of the Fourth Principal Meridian, in the City of Galesburg, Knox County, Illinois as per Plat thereof recorded in Volume 17 of Plats, Page 86, situated in Knox County, Illinois.

EXCEPTING THEREFROM

That part deeded to Illinois Department of Transportation for highway purposes, bounded and described as follows: Beginning at the Southeast corner of Grantor's property, said corner being 10.00 feet West of the Southeast corner of said Lot One (1) and 35.00 feet normally distant Westerly from the centerline of existing pavement in place of FAY Route 6791 (U.S. Rte. 150) (Henderson Street); thence South 89 degrees 48 minutes 29 seconds West, 10.00 feet (being assumed for description purposes only) along the Southerly line of said Lot One (1) to a point 45.00 feet normally distant Westerly from said centerline; thence North 00 degrees 00 minutes 11 seconds East 65.89 feet to a point 45.00 feet normally distant Westerly from said centerline, said 00 degrees 17 minutes 26 seconds West, 4.19 feet to a point on the Northerly line of said Lot One (1), said point being 45.02 feet normally distant Westerly from said centerline, thence North 89 degrees 48 minutes 29 seconds East, 6.50 feet along said northerly line to a point on the existing Westerly right of way line of said FAU Route 6791, said point being 38.52 feet normally distant Westerly from said centerline; thence South 02 degrees 52 minutes 30 seconds East, 70.15 feet along said Westerly right of way line to the point of beginning, all in Knox County, Illinois.

Parcel Identification Numbers (PINs): 99-09-226-009
Commonly known as: 1120 N Henderson Street, 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 _____, 2025, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk