



Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers
City Hall, 55 W Tompkins St
May 19, 2026

A G E N D A

	Approve	Minutes of the April 21, 2026 meeting
	Update	Past Planning and Zoning Commission items
	Receive	General citizen comments
PZ-26-0501	Public Hearing	Minor Plat of Fieldview Subdivision, 119 Knox Road 1300 N
PZ-26-0502	Public Hearing	Minor Plat of Prina2 Resubdivision, 2320 Grand Avenue

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

cc: Mayor
Alderspersons (7)
City Manager
Assistant City Manager & Director of Engagement/Public Information Officer (PIO)
City Attorney
Deputy City Clerk
Director of Information Systems
Director of Public Works
Buildings & Grounds
News Media
File Copy

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
55 W TOMPKINS ST, GALESBURG, IL
Tuesday, April 21, 2026 at 5:30 p.m.

MEMBERS PRESENT: Carla Markwart, Steve McKelvie, Jason Paulsgrove, Dusty Scott, Mark Thomas, 5.
MEMBERS ABSENT: Katina Cochrane, Ardennia Leahy, Mark Lee, 3.
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairperson declared quorum present.

Approve Minutes of the March 24, 2026 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Variance of area for solar energy system was approved at the last Planning & Zoning Commission meeting.
- Minor Plat of the 144 N. Broad St Subdivision was recommended for approval by the Planning & Zoning Commission. City Council approved the Minor Plat at their April 6, 2026 meeting.

Receive Citizen Comment

None Received.

PZ-26-0401 Public Hearing Variance of setback, 1195 N Broad St.

The Commission members considered the following items:

- The applicant is proposing the installation of two pergolas, which will have open sides and the requested setback is within the allowed limitation of 30% of the required setback; and
- That the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- 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; and

- The Development Review Committee reviewed the request at their April 1, 2026 meeting and recommended approval.

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

Roll Call #1

Ayes: Markwart, McKelvie, Paulsgrove, Scott, Thomas, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 5:39 p.m.

A handwritten signature in cursive script, appearing to read "Steve Gugliotta", is written over a horizontal line.

Steve Gugliotta, Director of Community Development



Planning & Zoning Commission Meeting

Agenda Item Overview

May 19, 2026

AGENDA ITEM: PZ-26-0501 Minor Plat of the Fieldview Subdivision

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Minor Plat during their May 6, 2026 meeting and recommend approval.

BACKGROUND: The owner of the property is proposing a two-lot subdivision, located at 119 County Rd 1300 N. The intent of the subdivision is to place each residence on it's own parcel. The Knox County Board has already reviewed and approved this subdivision.

Proposed Lot 1 on the east side will be approximately 1.56 acres. Proposed Lot 2 on the west side will be approximately 1.83 acres. The property is approximately 1.25 miles outside city limits , there is no public sidewalk in any close proximity to this subdivision, the request to waive installation of public sidewalks is supported.

The property is currently zoned KNOX COUNTY AG, Agricultural.

	KNOX COUNTY Zoning	Land Use
North	KNOX COUNTY AG, Agricultural	Agricultural
West	KNOX COUNTY AG, Agricultural	Agricultural
East	KNOX COUNTY AG, Agricultural	Agricultural
South	KNOX COUNTY AG, Agricultural	Agricultural

It is anticipated this item will go to the City Council at their June 1, 2026 meeting for consideration.

SUPPORTING DOCUMENTS:

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

cc: File Copy



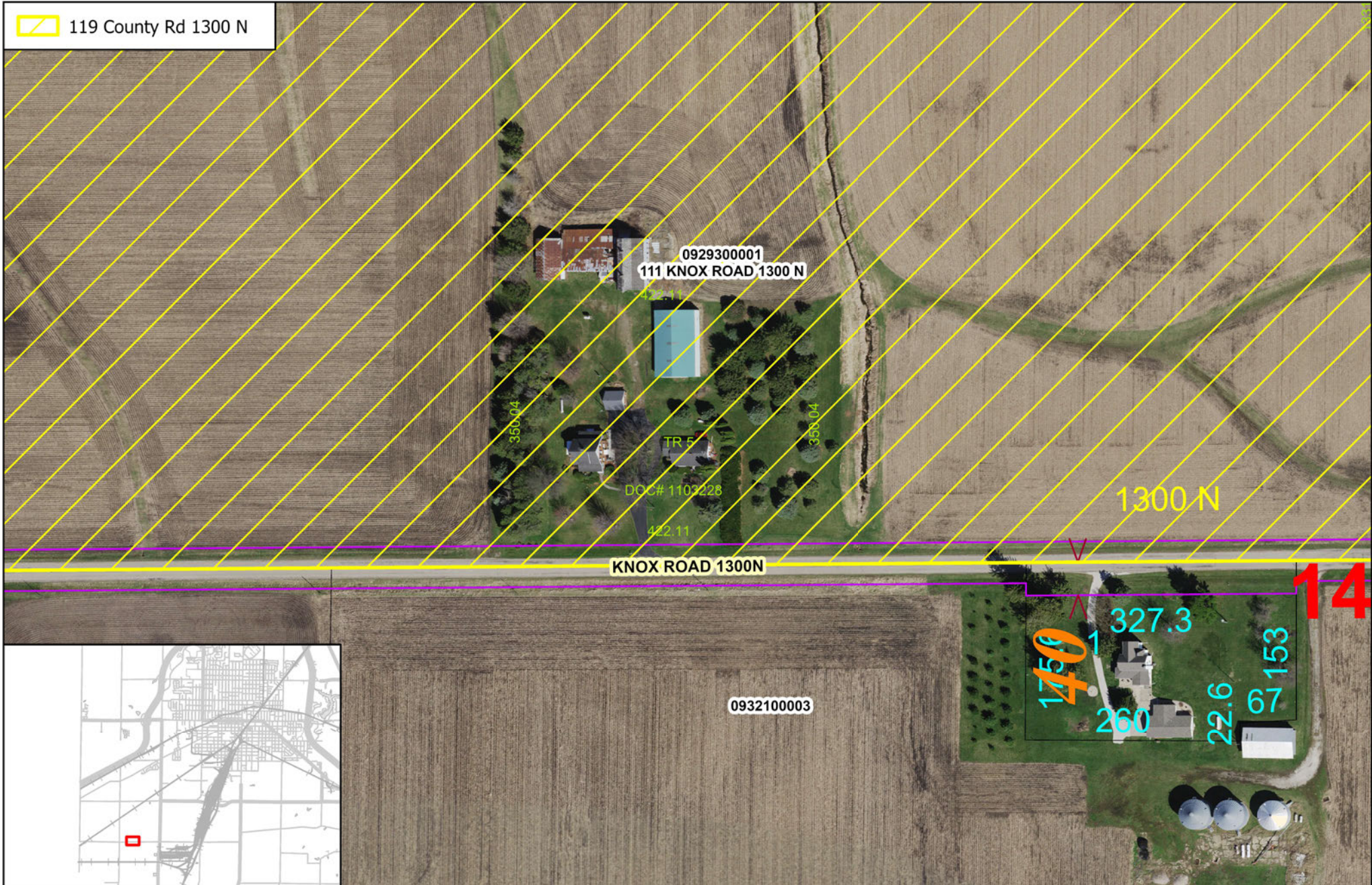
Community Development Department
Community Development Department

Minor Plat Review

2 lot subdivision,
119 County Rd 1300 N



119 County Rd 1300 N



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

April 13, 2026

SUBDIVISION PLAT APPLICATION

Subdivision Name: Fieldview

- ☒ 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):

N/A

PETITIONER INFORMATION:

Brian A. Peterson 246 E Main St. Suite 201 Galesburg IL 61401
 Primary contact name Mailing address City, State, Zip
309-343-6152 [REDACTED] [REDACTED]
 Phone Fax Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Owner(s)	<u>Theodore & Presa Inness</u>	[REDACTED]	[REDACTED]	[REDACTED]
Developer(s)			<u>Galesburg IL 61401</u>	
Engineer				
Surveyor	<u>Jones Corporation</u>	[REDACTED]		
Agent/Attorney	<u>Brian A. Peterson</u>	<u>- Simpson Peterson LLC</u>		<u>309-343-6152</u>

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.

Signature of property owner	Property owner name (please print)	Date
<u>Brian A. Peterson</u>	<u>Brian A. Peterson</u>	<u>7/6/26</u>
Signature of authorized agent (if different than owner)	Authorized agent name (please print)	Date

0' 100' 200'

SCALE: 1" = 100'

LEGEND

N/F NOW OR FORMERLY

— EXISTING FENCE LINE

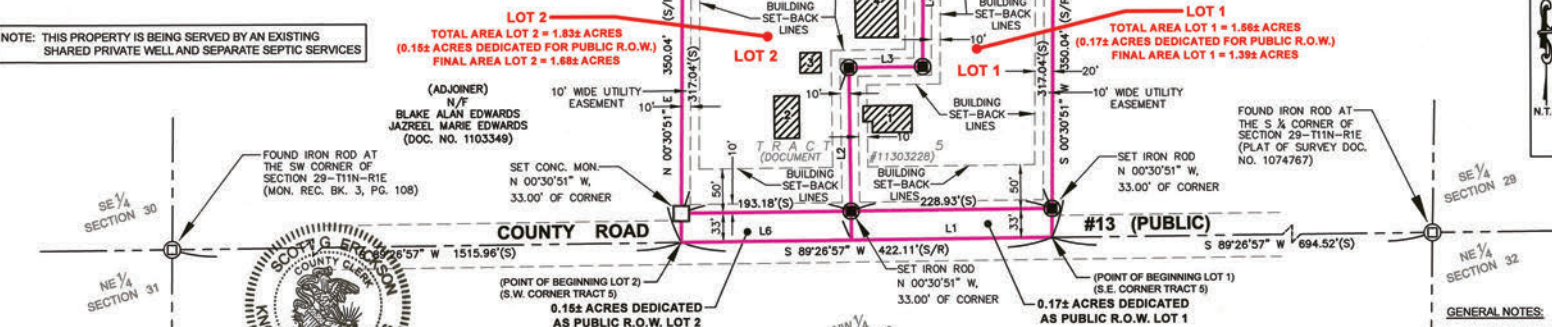
— FOUND IRON ROD

— SET CONCRETE MON.

— SET (5"x24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"

BUILDING TABLE		
BLD. #	TYPE OF BLD.	APPROX. AGE
#1	HOME	10+ YEARS
#2	HOME	10+ YEARS
#3	GARAGE	10+ YEARS
#4	UTILITY BLD.	10+ YEARS

NOTE: THIS PROPERTY IS BEING SERVED BY AN EXISTING SHARED PRIVATE WELL AND SEPARATE SEPTIC SERVICES



COUNTY CLERK

STATE OF ILLINOIS
COUNTY OF KNOX) SS

I, THE UNDERSIGNED, COUNTY CLERK OF KNOX COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY, AT GALESBURG, ILLINOIS THIS 25 DAY OF MARCH, 2026, A.D.

COUNTY CLERK KNOX COUNTY, ILLINOIS

DIRECTOR OF PUBLIC HEALTH

STATE OF ILLINOIS
COUNTY OF KNOX) SS

I, THE UNDERSIGNED, DIRECTOR OF THE PUBLIC HEALTH DEPARTMENT OF THE COUNTY OF KNOX, ILLINOIS, DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT MEET THE MINIMUM REQUIREMENTS OF SAID COUNTY FOR PRIVATE, ON SITE SEWAGE TREATMENT SYSTEMS AND POTABLE WATER SUPPLIES.

APPROVED THIS 25 DAY OF MARCH, 2026, A.D.

DIRECTOR OF PUBLIC HEALTH

TOWNSHIP ROAD COMMISSIONER

STATE OF ILLINOIS
COUNTY OF KNOX) SS

APPROVED THIS 2 DAY OF MARCH, 2026, A.D.

TOWNSHIP ROAD COMMISSIONER

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF KNOX) SS

I, Brian Arthur Peterson, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT Brian Arthur Peterson IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON/PERSON'S WHOSE NAME/NAME'S IS/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 FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS 25 DAY OF MARCH, 2026, A.D.

NOTARY PUBLIC



LAND DESCRIPTION LOT 1:

A TRACT OF LAND BEING PART OF TRACT 5 AS SHOWN ON A PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 11303228, IN THE KNOX COUNTY, ILLINOIS RECORDER'S OFFICE, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 1 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 5; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, SOUTH 89 DEGREES 28 MINUTES 57 SECONDS WEST, 228.28 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 36 MINUTES 47 SECONDS WEST, 198.04 FEET TO A SET IRON ROD; THENCE NORTH 89 DEGREES 26 MINUTES 57 SECONDS EAST, 84.16 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 30 MINUTES 51 SECONDS EAST, 153.96 FEET TO A SET IRON ROD ON THE NORTH LINE OF SAID TRACT 5; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 26 MINUTES 57 SECONDS EAST, 147.98 FEET TO A SET CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID TRACT 5; THENCE ALONG THE EAST LINE OF SAID TRACT 5, SOUTH 00 DEGREES 30 MINUTES 51 SECONDS WEST, 350.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 1.56 ACRES MORE OR LESS, OF WHICH 0.17 ACRES MORE OR LESS IS BEING DEDICATED AS PUBLIC RIGHT-OF-WAY AND IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF FEBRUARY, 2026, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

GALESBURG CITY COUNCIL

STATE OF ILLINOIS
COUNTY OF KNOX) SS

APPROVED THIS ___ DAY OF ___, 2026, A.D.

GALESBURG CITY COUNCIL

KNOX COUNTY PLAT OFFICER

STATE OF ILLINOIS
COUNTY OF KNOX) SS

APPROVED THIS ___ DAY OF ___, 2026, A.D.

KNOX COUNTY PLAT OFFICER

SUPERVISOR OF ASSESSMENTS

STATE OF ILLINOIS
COUNTY OF KNOX) SS

APPROVED THIS ___ DAY OF ___, 2026, A.D.

SUPERVISOR OF ASSESSMENTS

LAND DESCRIPTION LOT 2:

A TRACT OF LAND BEING PART OF TRACT 5 AS SHOWN ON A PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 11303228, IN THE KNOX COUNTY, ILLINOIS RECORDER'S OFFICE, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 1 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 5; THENCE ALONG THE WEST LINE OF SAID TRACT 5, NORTH 00 DEGREES 30 MINUTES 51 SECONDS EAST, 350.04 FEET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF SAID TRACT 5; THENCE ALONG THE NORTH LINE OF SAID TRACT 5, NORTH 89 DEGREES 26 MINUTES 57 SECONDS EAST, 274.13 FEET TO A SET IRON ROD; THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 30 MINUTES 51 SECONDS WEST, 153.96 FEET TO A SET IRON ROD; THENCE SOUTH 89 DEGREES 26 MINUTES 57 SECONDS WEST, 84.16 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 36 MINUTES 47 SECONDS EAST, 198.04 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 26 MINUTES 57 SECONDS WEST, 193.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 1.83 ACRES MORE OR LESS, OF WHICH 0.15 ACRES MORE OR LESS IS BEING DEDICATED AS PUBLIC RIGHT-OF-WAY AND IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF FEBRUARY, 2026, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

GALESBURG PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS
COUNTY OF KNOX) SS

APPROVED THIS ___ DAY OF ___, 2026, A.D.

GALESBURG PLANNING AND ZONING COMMISSION

OWNER

STATE OF ILLINOIS
COUNTY OF KNOX) SS

WE, THEODORE H. INNESS & TERESA D. INNESS, THE UNDERSIGNED, OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE ACCOMPANYING PLAT AND CERTIFICATES, DO HEREBY CERTIFY THAT WE HAVE CAUSED THIS SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT, ACKNOWLEDGE SAID SURVEY TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND DO HEREBY DEDICATE THAT PORTION SHOWN AS ROADWAY TO THE PUBLIC USE FOREVER, AND DO STATE THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE LAND WITHIN THIS SUBDIVISION IS IN THE COMMUNITY UNIT SCHOOL DISTRICT NUMBER 205, KNOX COUNTY, ILLINOIS, AS OF THIS DATE.

OWNERS

DATE

LINE	BEARING	DISTANCE
L1	S 89°26'57" W	228.28(S)
L2	(S)N 00°36'47" W(E)	198.04(S)
L3	(S)N 89°26'57" E(W)	84.16(S)
L4	(S)N 00°30'51" E(W)	153.96(S)
L5	N 89°26'57" E	147.98(S)
L6	S 89°26'57" W	193.83(S)
L7	N 89°26'57" E	274.13(S)



GENERAL NOTES:

- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
- TOTAL AREA: LOT 1 = 1.39± ACRES
LOT 2 = 1.68± ACRES
- FIELD WORK COMPLETED FEBRUARY 13, 2026.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.
- SOURCE OF RECORD TITLE: A CO-TRUSTEE'S DEED TO THEODORE H. INNESS & TERESA D. INNESS, RECORDED AS DOCUMENT NUMBER 1103229, IN THE KNOX COUNTY, ILLINOIS RECORDER'S OFFICE.
- ZONING: LOT 1 AND LOT 2 ARE CURRENTLY ZONED "A" (AGRICULTURAL DISTRICT). BUILDING SET-BACK REQUIREMENTS: FRONT = 50 FOOT MIN. SIDE = 20 FOOT MIN. REAR = 50 FOOT MIN.
- THIS IS AN EXISTING RESIDENTIAL PROPERTY THAT HAS AN EXISTING SEPTIC SYSTEM AND AN EXISTING SHARED WELL IN USE.



SURVEYOR CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KNOX) SS

WE, THE JONES CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOT 1 AND LOT 2, TO BE KNOWN AS "FIELDVIEW SUBDIVISION", WAS MADE UNDER MY SUPERVISION, THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WE FURTHER STATE THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP PANEL NUMBERS 1708C0270E, DATED AUGUST 2, 2011. THIS LAND IS WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF AN INCORPORATED CITY, TOWN OR VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 1 OF THE ILLINOIS MUNICIPAL CODE, AS OF THIS DATE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PROJECT NO. 2026-033

CHRISTOPHER T. FIROF
IL PROFESSIONAL LAND SURVEYOR NO. 035-003838

DATED: FEBRUARY 13, 2026
MY LICENSE EXPIRES NOVEMBER 30, 2026

TED INNESS
C/O BRIAN PETERSON
SIMPSON & PETERSON,
246 EAST MAIN STREET
SUITE 202
GALESBURG, ILLINOIS 61401

FIELDVIEW SUBDIVISION
(PIN #09-29-300-004)

THE JONES CORPORATION
SURVEYING & ENGINEERING
246 BOYER ROAD
MACOMB, ILLINOIS 61455
PHONE: (309)-833-2534
PHONE: (309)-734-2534
www.thejonescorp.com



DRAWN BY

RL

CHECKED BY

RPJ/CTF

DATE

02/11/2026

Job Number

2026-033

Sheet Number

1 OF 1



Planning & Zoning Commission Meeting

Agenda Item Overview

May 19, 2026

AGENDA ITEM: PZ-26-0502 Minor Plat of the Prina2 Resubdivision

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Minor Plat during their May 6, 2026 meeting and recommend approval.

BACKGROUND: The owner of the property is proposing to subdivide the parcel at 2320 Grand Ave into two lots. The owner will retain Lot 1, which has the restaurant and Lot 2 will be available for sale.

The proposed Lot 1 on the northwest side will be approximately 0.75 acres. The proposed Lot 2 will be approximately 1.36 acres.

The property is currently zoned M-1, Light Industrial. Lot 1 is a restaurant and Lot 2 is tow and auto repair shop.

	GALESBURG / KNOX COUNTY Zoning	Land Use
North	B-2, General Commercial	Residential & Commercial
West	M-1, Light Industrial	VNA & Storage
East	M-1, Light Industrial	Residential
South	KNOX COUNTY M, Restricted Business	Agricultural

It is anticipated this item will go to the City Council at their June 1, 2026 meeting for consideration.

SUPPORTING DOCUMENTS:

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

cc: File Copy



Community Development Department

Community Development Department

Minor Plat Subdivision

Prina2 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

May 12, 2026

SUBDIVISION PLAT APPLICATION

Subdivision Name: Prima 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:

Connie Carter [REDACTED] Galesburg, IL 61401
Primary contact name Mailing address City, State, Zip
[REDACTED] [REDACTED]
Phone Fax Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Owner(s)	<u>Connie Carter</u>			
Developer(s)	<u>N/A</u>			
Engineer	<u>N/A</u>			
Surveyor	<u>MJH Engineering</u>			
Agent/Attorney	<u>Jim Skinner</u>			

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.

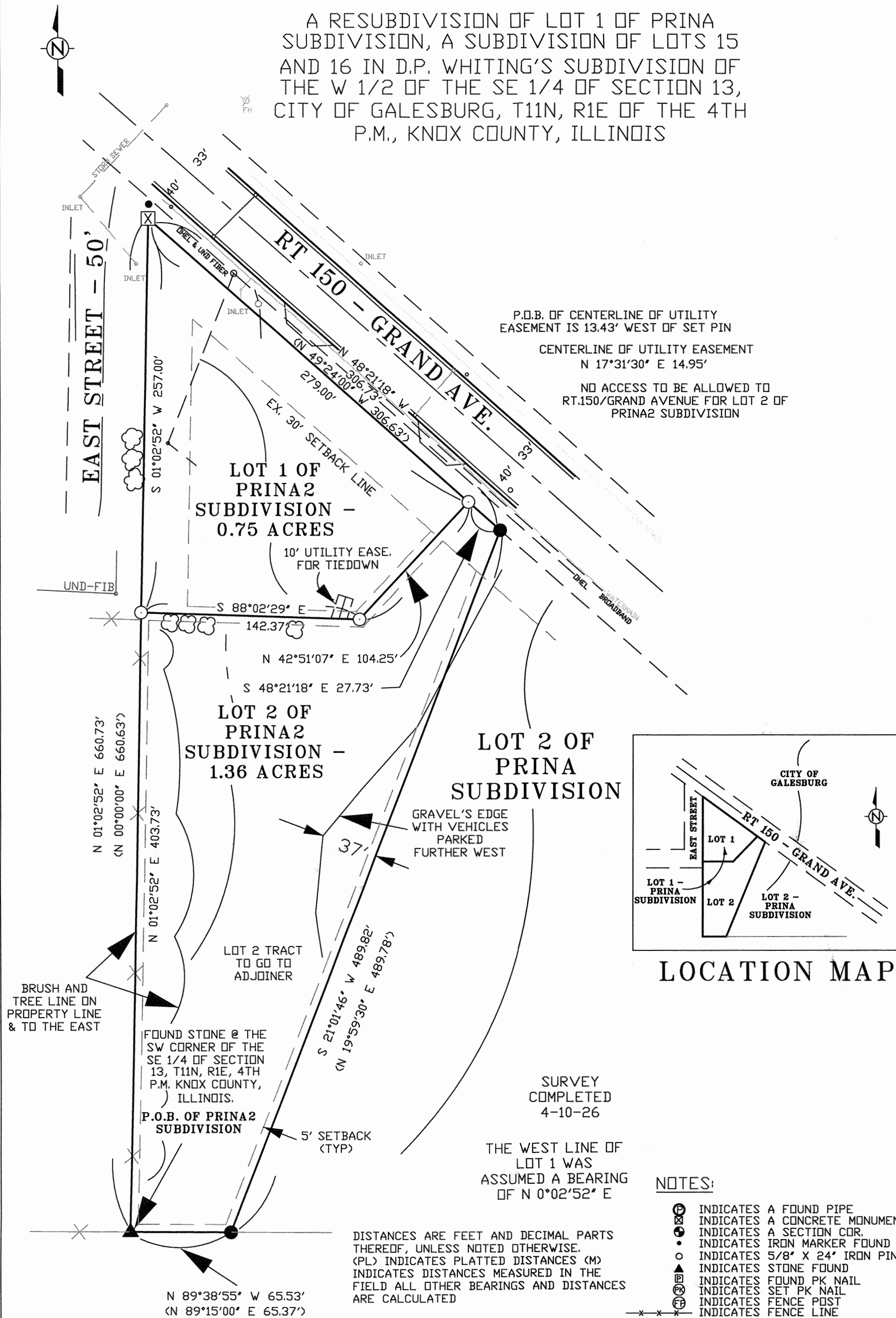
Connie Carter Connie Carter 4/22/26
Signature of property owner Property owner name (please print) Date

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

PRINA2 - A RESUBDIVISION OF LOT 1 OF PRINA SUBDIVISION

A RESUBDIVISION OF LOT 1 OF PRINA SUBDIVISION, A SUBDIVISION OF LOTS 15 AND 16 IN D.P. WHITING'S SUBDIVISION OF THE W 1/2 OF THE SE 1/4 OF SECTION 13, CITY OF GALESBURG, T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS



OWNER

STATE OF ILLINOIS
COUNTY OF KNOX

This is to certify that CONNIE CARTER is the Owner and Proprietor of the land described in the attached Plat and has 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.

I further certify that, as Owner of the property herein described, in the Surveyor's Certificate, which will be known as 'Prina 2', being a resubdivision of Lot 1 in the Prina Subdivision, a Subdivision of Part of Lots 15 & 16 in D.P. Whiting's Subdivision of the West Half of the Southeast Quarter of Section 13, Township 11 North, Range 1 East of the Fourth Principal Meridian, Knox County, Illinois.

DATED this _____ day of _____, 2026, A.D.

CONNIE CARTER, Owner

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF KNOX

I, _____ Notary Public in and for the State and County aforesaid, do hereby certify that CONNIE CARTER is personally known to me to be the same person whose name is 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 her free and voluntary act.

Given, under my hand and seal this _____ day of _____, 2026, A.D.

NOTARY PUBLIC

SUPERVISOR OF ASSESSMENTS

STATE OF ILLINOIS
COUNTY OF KNOX

APPROVED this _____ day of _____, 2026, A.D.

SUPERVISOR OF ASSESSMENTS

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 connect with the annexed Plat.

DATED this _____ day of _____, 2026, A.D.

COUNTY CLERK

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS
COUNTY OF KNOX

APPROVED this _____ day of _____, 2026, 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 _____, 2026, A.D.

CITY CLERK - CITY OF GALESBURG

SURVEYOR'S REPORT CONNIE CARTER

I, Martin J. Herman, an Illinois Professional Land Surveyor, Number 35-3328, do hereby state that at the request of and for the benefit of CONNIE CARTER, I have surveyed 'PRINA 2', being a resubdivision of Lot 1 in the Prina Subdivision, a Subdivision of Part of Lots 15 & 16 in D.P. Whiting's Subdivision of the West Half of the Southeast Quarter of Section 13, Township 11 North, Range 1 East of the Fourth Principal Meridian, Knox County, Illinois, more particularly described as follow, to-wit:

PRINA 2: Commencing at a stone found at the Southwest Corner of the Southeast Quarter of Section 13, Township 11 North, Range 1 East of the 4th P.M., Knox County, Illinois, said point being the Point of Beginning of Prina 2, thence North 01 degrees - 02 minutes - 52 seconds East along the West Line of said Lot 1, a distance of 660.73' to a right-of-way marker found, thence South 48 degrees - 21 minutes - 18 seconds East along the Northeasterly Line of Lot 1, a distance of 306.73' to an iron pin found, thence South 21 degrees - 01 minutes - 46 seconds West along the Easterly Line of Lot 1, a distance of 489.82' to an iron pin found on the South Line of the Southeast Quarter of Section 13, thence North 89 degrees - 38 minutes - 55 seconds West along said South Line, a distance of 65.53' to the Point of Beginning of Prina 2, containing 2.11 acres, more or less.

I further certify that this professional service conforms to the current minimum standards of practice applicable to Illinois boundary surveys.

I, Martin J. Herman, an Illinois Professional Land Surveyor, do hereby certify that this Plat is a true and correct representation of a Survey made by me or under my direct personal supervision, of the above-described property.

Martin J. Herman I.P.L.S. No. 35-3328 DATE
Professional Design Firm No. 184-002380
Aledo, Illinois
License Renewal/Exp. Date: 11/30/26

FEMA STATEMENT: The above parcel is in Zone 'X' as rated on Map Parcel Number 17095C0290E dated August 2, 2011.

Also subject to covenants, conditions and restrictions, if any, and easements, either apparent or of record; all applicable Zoning Laws; any and all dedications and/or uses for public or private road purposes, and all utility lines and easements, either above or below ground, of record or not, and all existing fences as now located; and all right-of-ways for drainage ditches, drain tiles, feeders and laterals, if any, also subject to all EPA (Environmental Protection Agency) and DSHA (Occupational Safety Hazard Act) rules, regulations and/or statements. This survey is also subject to any facts that may be disclosed by a full and accurate title search.

Parcel: 99-13-453-001
Parcel Address: 2320 Grand Avenue, Galesburg, IL 61401

PLAT OFFICER

STATE OF ILLINOIS
COUNTY OF KNOX

APPROVED this _____ day of _____, 2026, A.D.

PLAT OFFICER

ILLINOIS DEPARTMENT OF TRANSPORTATION

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Chapter 765 ILCS, Article 205, paragraph 2. However, a permit for access is required by the owner of the property. A plan that meets requirements contained in the Departments, 'Policy on Permits for Access Driveways to State Highways', will be required by the Department.

Dated this _____ day of _____, 2026

REGION THREE ENGINEER

ZONING

'M-1', Light Industrial

SETBACKS

All Setbacks: At least 5 ft

LOCATION MAP

NOTES:

- INDICATES A FOUND PIPE
- INDICATES A CONCRETE MONUMENT
- INDICATES A SECTION COR.
- INDICATES IRON MARKER FOUND
- INDICATES 5/8" X 24" IRON PIN SET
- INDICATES STONE FOUND
- INDICATES FOUND PK NAIL
- INDICATES SET PK NAIL
- INDICATES FENCE POST
- INDICATES FENCE LINE
- INDICATES RIGHT OF WAY (R.O.W.)
- INDICATES CENTERLINE
- INDICATES OTHER OUTSIDE BOUNDARY

DISTANCES ARE FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
(PL) INDICATES PLATTED DISTANCES (M)
INDICATES DISTANCES MEASURED IN THE FIELD ALL OTHER BEARINGS AND DISTANCES ARE CALCULATED

DATE: 4-29-26		REVISOR: 4-29-26		DRAWN BY: MJH		CHECKED BY: LIM		JOB NO. 250852C	
CONNIE CARTER		ENGINEERING & SURVEYING		ALEDO, IL 61231		PH (309) 582-7910		FAX (309) 582-2408	
SURVEY FOR:		DATE: 4-29-26		REVISOR: 4-29-26		DRAWN BY: MJH		CHECKED BY: LIM	
CONNIE CARTER		ENGINEERING & SURVEYING		ALEDO, IL 61231		PH (309) 582-7910		FAX (309) 582-2408	

MY LICENSE RENEWAL EXPIRATION DATE: 11-30-24
MARTIN J. HERMAN I.P.L.S.# 35-3328 P.L.# 184-002380