



Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers
City Hall, 55 W Tompkins St
January 13, 2026

A G E N D A

	Approve	Minutes of the December 16, 2025 meeting
	Update	Past Planning and Zoning Commission items
	Receive	General citizen comments
PZ-26-0101	Public Hearing	Special Use request to allow a community solar installation, 275 Lloyd Stearman Drive.
PZ-26-0102	Public Hearing	Minor Plat of the Davis and Sons Storage Subdivision, 688 US Hwy 150 E and 671 Knox Rd 1400 N.
PZ-26-0103	Public Hearing	Minor Plat of the Ladner Land Subdivision, 123-129 Knox Hwy 31.

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 Services
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, December 16, 2025 at 5:30 p.m.

MEMBERS PRESENT: Ardennia Leahy, Mark Lee, Steve McKelvie, Jason Paulsgrove, Mark Thomas, 5.
MEMBERS ABSENT: Katina Cochrane, Carla Markwart, 2.
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairperson declared quorum present.

Approve Minutes of the July 22, 2025 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Zoning Amendment from Institutional to Central Business, 640 sq ft of PIN 99-15-206-002. This is a small strip of land at the former Library property at 40 W Simmons St. This was approved by the City Council at their August 4, 2025 meeting.

Receive Citizen Comment

None Received.

PZ-25-1201 Public Hearing Variance of Table 152.155 (B) (3) for minimum parking requirements, 247 S Seminary Street.

The Commission members considered the following items:

- That the situation of the owner is due to unique physical circumstances of the portion of the property the applicant is leasing; and
- That the variance, if granted, will not alter the essential character of the neighborhood; and
- That the purpose of the variance is not based exclusively upon a desire to make more money out of the property; 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 proposed Ordinance at their December 3, 2025 meeting and recommended approval.

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

Roll Call #1

Ayes: Leahy, Lee, McKelvie, Paulsgrove, M. Thomas, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 5:37 p.m.



Steve Gugliotta, Director of Community Development



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter January 13, 2026

AGENDA ITEM: PZ-26-0101 Special Use request to allow a community solar installation located at 275 Lloyd Stearman Drive (PIN 99-18-300-003).

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Special Use request during their December 3, 2025 meeting and recommend approval.

BACKGROUND: On February 26, 2018 the City Council approved a letter of intent with Community Power Group (CPG) to develop a solar garden at this city airport. CPG had been working toward that goal since that time by obtaining an interconnection agreement with Ameren back in December 2023, an 18 month review process with the FAA and reviews through the Illinois Shines Program.

The overall site is home to the Galesburg Regional Airport. The specific area to the south and east of the runway intersection is being leased to Galesburg Air Solar 1 LLC for a community solar installation.

All community and commercial solar energy systems require a special use permit, which must be approved by the Planning and Zoning Commission. 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.

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	M-2, Heavy Industrial	Galesburg Regional Airport
West	M-2, Heavy Industrial	Galesburg Regional Airport
East	M-2, Heavy Industrial	Agricultural field
South	M-2, Heavy Industrial	Agricultural field

SUPPORTING DOCUMENTS:

1. Aerial - General location
2. Application and site plan

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

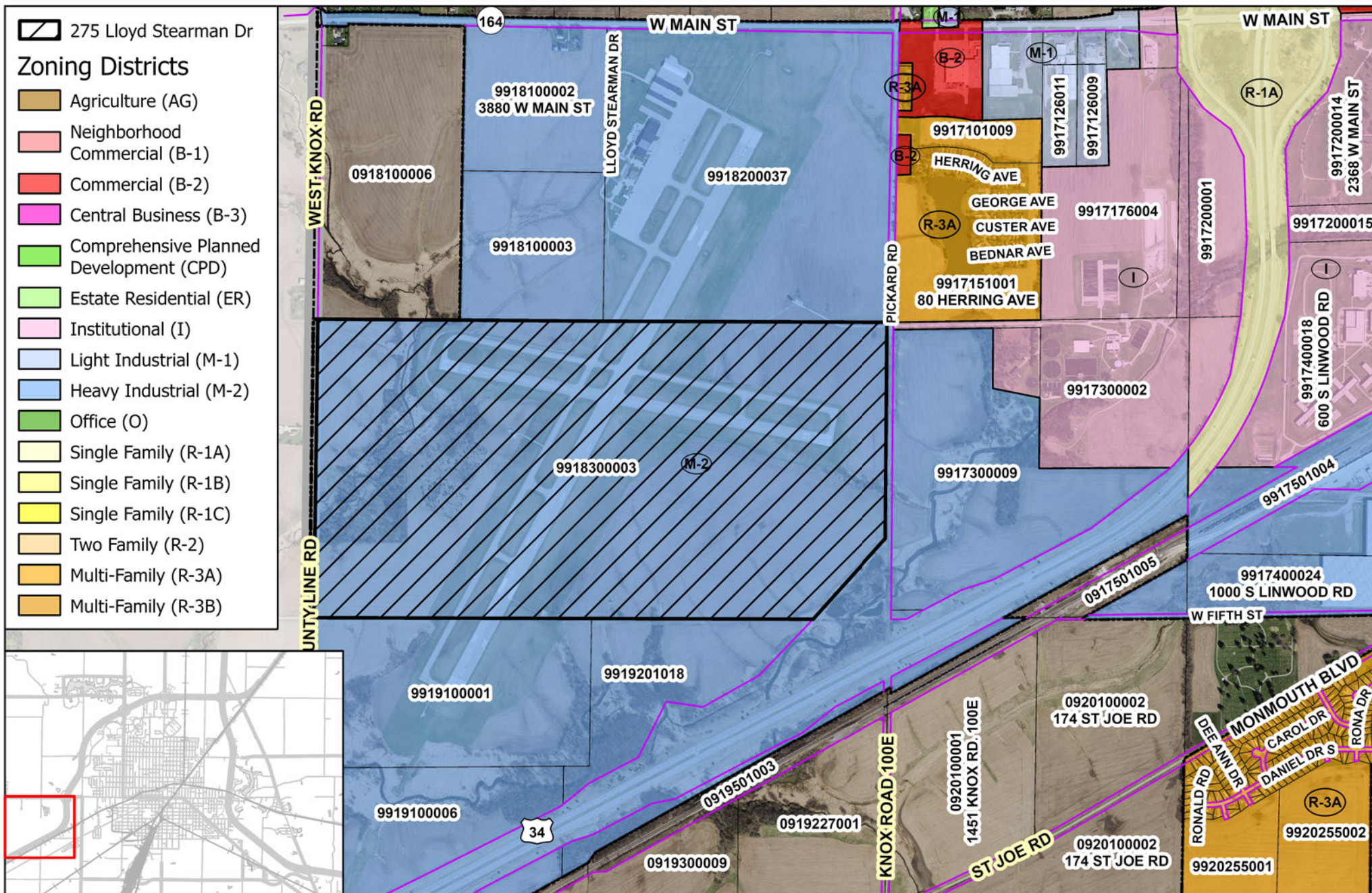


Community Development Department
Community Development Department

Site Plan Review

Community Solar Installation at 275 Lloyd Stearman Dr

0 130 260 520 780 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

December 01, 2025

SITE PLAN REVIEW APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

Galesburg Airport Community Solar Project

PETITIONER INFORMATION:

Amberli Young	5636 Connecticut Ave NW #42729 Washington DC 20015	
Primary contact name	Mailing address	City, State, Zip
202-844-6424		amberli@communitypowergroup.com
Phone	Fax	Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Applicant	Amberli Young	Galesburg Air Solar 1 LLC	same as above	same as above
Owner(s)	Aaron Gavin	City of Galesburg		(309) 345-3624
			55 W. Tompkins Street, Galesburg, IL 61401	
Developer(s)	Amberli Young	Galesburg Air Solar 1 LLC	same as above	same as above
Engineer	Rachel Boots	Community Power Group LLC	Same as above	202-844-6473
Surveyor				
Agent/Attorney				

SITE INFORMATION:

317.88	40.935510961628495, -90.42272860827529	99-18-300-003
Acres	Site address or location	Property Identification Number (PIN)

The project is a 2MWac ground mounted community solar facility mounted on single-axis tracking racking. The project will improve the existing access road extending from S Pickard Road, and will interconnect to the Ameren circuit nearby. The panels will be secured with a agricultural fence, and a pollinator groundcover will be established.

Brief Description of Development

ZONING INFORMATION:

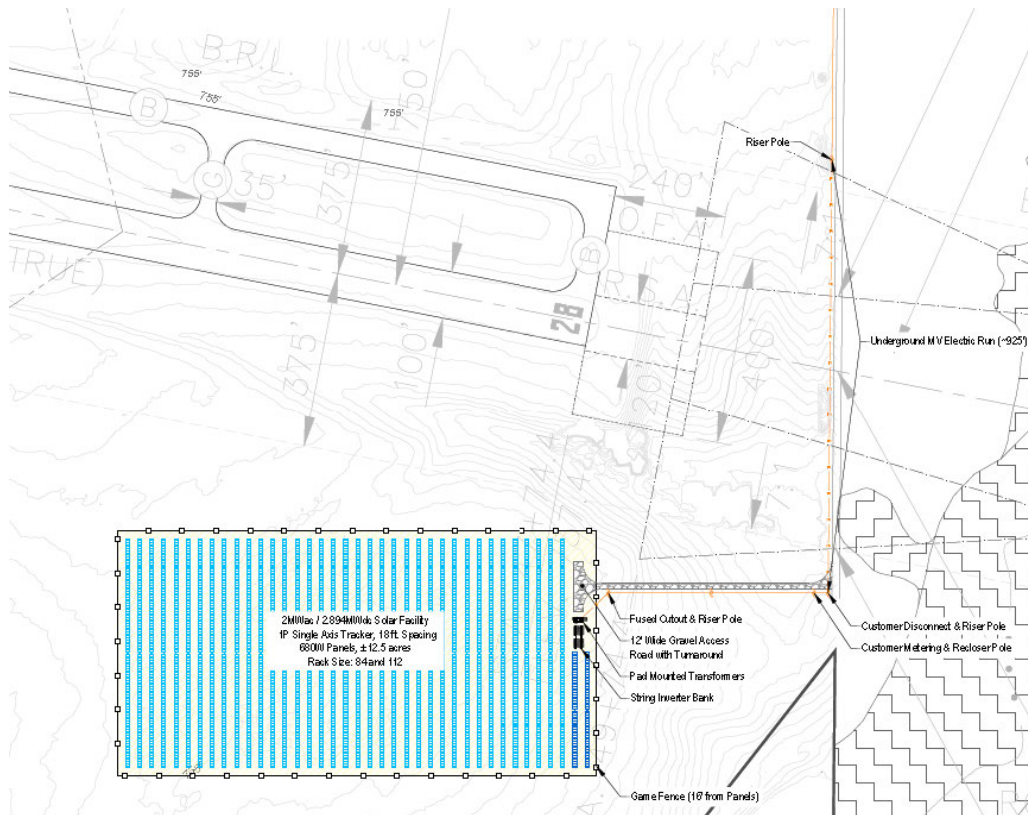
M-2, heavy industrial

Current Zoning

Galesburg Regional Airport, agricultural fields

Existing Land Use

Galesburg Air Solar Site Plan Narrative



Prepared for Construction Activities At:
Galesburg Air Solar 1 LLC
275 Llyod Stearman Drive, Galesburg, IL 61401

Prepared By:
Community Power Group LLC
5636 Connecticut Ave, #42729, Washington, D.C. 20015
202-844-6429
rachel@communitypowergroup.com

Preparation Date:
November 2025

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SECTION 1.0: Project Description

This Site Plan Narrative has been prepared for the proposed solar project at 275 Lloyd Stearman Drive, Galesburg, IL 61401. Galesburg Air Solar 1 LLC (a subsidiary of Community Power Group LLC) is proposing a 2 MWac ground-mounted community solar facility located on the lands of the City of Galesburg (99-18-300-003). The property is zoned as heavy industrial, district: M-2. The total property size is approximately 317.88 acres and the project area (fenced area) is approximately 12.5 acres, or 3.9% of the lot, as depicted in **Attachment A**. The parcel is a public-use airport that is under FAA jurisdiction.

The purpose of the project is to increase the overall capacity of renewable and distributed energy in Illinois through the development of a community solar project agreed upon with the City. Taking advantage of the current state incentives, this project will provide significant environmental and economic benefits locally and state-wide including increased tax revenue, the installation of pollinator-friendly ground cover, and the generation of renewable solar energy.

The solar project has also undergone an 18-month review process with the FAA with the assistance of Hanson Professional Services Inc. which included an Illinois DOT-Aeronautics NEPA documentation approval in the form of a Categorical Exclusion, FAA Form 7460 Notice of Proposed Construction review for the solar facility and construction equipment, and a redline update of the existing Airport Layout Plan. All approvals are expected imminently in 2025 and will be shared with the City once received.

The proposed solar project has received interconnection approval from Ameren (**Attachment B**) to install the solar facility, and is also in the process of receiving a REC contract from the Illinois Shines program. Once the facility is operational, the City of Galesburg and any interested residents and business will have the opportunity to subscribe to the facility's net meter credits.

SECTION 2.0: Existing Conditions

Currently, the parcel consists predominately of two different portions: a public-use airport with airport code GBG, and farm land. The proposed solar facility is situated toward the southeast corner of the parcel, which is currently and historically farmed. There is an existing farm road that extends from S Pickard Road to the project area.

A geotechnical study, performed by Engineering Consulting Services (ECS) on May 2024, examined existing soil conditions. The report, included as **Attachment C**, concluded that equipment can be supported on small slab/skid foundations, that pile sections W6x9 or W6x15 will support the array, and that the gravel access roadway can be supported by native soils. In addition, a wetlands and Waters of the US report was performed by Engineering Consulting Services (ECS) on April 2024, **Attachment D**. The report was submitted to the US Army Corps of Engineers Rock Island District, who prepared an Approved Jurisdictional Determination and No Permit Required Letter which is included as **Attachment E**. There are no wetlands nor FEMA floodplains that were observed in the project area.

The topography is based on USGS LIDAR data. The majority of the area's slopes fall between 0% to 5%. Based on preliminary engineering discussions with racking manufacturers, no grading is anticipated for this project.

The project site was most recently farmed during the summer of 2025. As a result, Galesburg Air Solar 1 LLC executed an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture regarding the project on November 5th, 2025 (**Attachment F**). The agreement includes commitments by Galesburg Air for construction and design standards for the project to protect agricultural lands, and includes the requirement that a decommissioning financial surety is provided to the City of Galesburg. Galesburg Air will provide a decommissioning bond to the City in conjunction with the electrical permit application to be submitted before construction starts.

The project underwent consultations with the Illinois State Historical Preservation Office and the Illinois Department of Transportation Cultural Resources unit, and the project received a "no historic properties affected" finding pursuant to Section 106 of the National Historic Preservation Act on October 20th, 2025. The letter has been included as **Attachment G**.

SECTION 3.0: Proposed Conditions

This project will be a 2 MWac ground-mounted community solar facility with a fenced area around 12.5 acres. The project will consist of steel posts pile-driven into the ground to support a single-axis tracking system on which modules will be mounted and rotate to follow the sun's path. The modules will be wired together and routed towards a central equipment area near the east side of the facility that contains solar inverters, a switchboard, and a step-up transformer. The solar modules and equipment will be secured by an 8-foot-tall agricultural game fence. The site can be accessed through a gate, with a Knox Box for 24/7 emergency access, and a gravel access road installed from South Pickard Road. The end of the road contains a t-turnaround suitable for emergency vehicles. The power produced by the facility will run overhead to along the entirety of the proposed access road. From there, it will transition to an underground conduit along South Pickard Road, avoiding the runway's building restriction and runway protections areas. After passing these areas, it will transition to overhead wires before the point of interconnection to Ameren's existing circuit adjacent to the intersection on South Pickard Road with roads leading to a control tower and a wastewater treatment plant. Moreover, no lighting is proposed for the project.

This site has been designed to avoid any cut and fill, minimize impervious area, avoid tree clearing and avoid sensitive environmental features. With these design considerations in addition to the establishment of a pollinator friendly ground cover, there will be no adverse impacts to the existing drainage patterns which are to be maintained.

The proposed use is consistent with the City's Comprehensive Plan. The subject parcel is part of the Galesburg Municipal Airport and is zoned "Heavy Industrial" so a solar facility is an appropriate use for this classification. The proposed solar project also helps preserve the associated area for future airport use or for future conservation areas once the solar facility is decommissioned.

SECTION 4.0: Proposed Construction Schedule

Please see below for our expected construction schedule for the project:

Signed Illinois Shines REC Agreement	December 2025
Final FAA Approvals Received	December 2025
Site Plan Approval	January 2026
Detailed Construction Engineering Completed	March 2026
Building Permit Review and Approval	April 2026
Construction Commencement	May 2026
Racking and Module Install Complete	August 2026
Electrical Wiring Complete	October 2026
Construction Completion	October 2026
Commissioning and Inspection	December 2026
Commercial Operation Date	January 2027

SECTION 5.0: Additional Studies

The following traffic, glare and noise studies emphasizes the project's minimal disturbances to adjacent properties and the airport's operations. These studies have been prepared to demonstrate compliance with §152.134 *Site Design Standards* of the city's Site Plan Review code.

Traffic Study

The following traffic study analyzes Galesburg Air Solar in two phases: construction and operation. The numbers are meant to be approximate and subject to change depending on available product and transportation equipment at the time construction.

During construction, daily construction traffic will consist of cars, pickup trucks, and other vehicles used by personnel. Construction vehicles may remain on site over the weekend but will likely not be utilized. Site access for construction personnel and deliveries will use South Pickard Road, and all parking will be accommodated on-site to the maximum extent practicable. Delivery may be guided by personnel in order to ensure safe loading and unloading.

During construction, traffic is estimated to amount to around 50 delivery trips as shown in the table below. Because these deliveries are dispersed throughout the four-to-six-month timeframe, construction traffic will be limited. Tractor-trailers will transport and construction vehicles (such as lulls, tracked vehicles, and front-loading equipment) will unload major materials and equipment. Gravel truck deliveries will occur near the start of the Project to establish the entrance access road. Racking deliveries will occur next, with

modules and concrete following. Trucks are not expected to exceed a WB-67 size. An approximate breakdown is shown below.

Table 12 – Construction Delivery Trips	
<i>Major System Component Deliveries</i>	<i>Total Deliveries</i>
Gravel Tandem Truck	20
Solar Module Delivery Trucks	10
Concrete Trucks	2
Racking Delivery Trucks	10
Electrical Equipment Delivery Trucks	3
Misc. Delivery	5

Once operational, traffic to and from the solar array will be minimal; it will not generate any hourly or daily traffic. The primary traffic will involve maintenance crews responsible for mowing and vegetation control. Regular maintenance of the solar array components, occurring quarterly to yearly, will be necessary, and occasional site visits will be conducted to address any operational issues that may arise during normal operation.

Per the Institute of Transportation Engineers Manual (ITE), Common Trip Generation Rates, the typical utility produces 2.27 trips / 1,000 SF / Peak Hour. Comparatively, this Project will produce less than the typical utility given that the effective hourly traffic rate is 0 trips / hour.

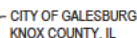
Glare Study

A Glare Analysis was performed using the ForgeSolar analysis tool to predict if there would be glare impacts on adjacent public and private right of ways. These areas were South Pickard Road, US-34 / Chicago-Kansas City Expressway, adjacent wastewater treatment building, and along Galesburg Airport's Airport Flight Paths. Excluding any obstructions that would additionally limit impacts, the tool predicted that no glare even if the panels are to be installed in '2P' configuration at their maximum height of 15 feet. See **Attachment H** for the results of the Glare study.

Noise Study

A detailed noise study is included **Attachment I**. There will be two distinct phases for this Project: construction and operation. The maximum noise during construction will come from the pile driver, which produces 84dB at 50' away. The noise will be 71 dB at the nearest property line which is 230' away. This is well below the 90dB maximum allowable construction daytime levels set forth by the EPA.

During operation, noise will be generated from the transformers and inverters. The expected total sound level at the nearest property boundary (230') will be 40.4 dB, and the expected total sound level at US-34 will be 27.5 dB, which is below the 45/55 dB maximum allowable (indoor/outdoor) levels set forth by the EPA.

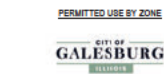


SITE PLAN DOCUMENTS PREPARED FOR

GALESBURG AIR SOLAR

GROUND MOUNT COMMUNITY SOLAR FACILITY

275 LLOYD STEARMAN DRIVE
GALESBURG, ILLINOIS 61401



1000

May 11, 2000

Mr. Michael Schwartz
Community Paper Group

For a complete list of your required ownership of property located in this jurisdiction currently referred to as "Sagittas Park" or "Business Park," which includes Special Identification Number (PIN) 90 10 000-000, 90 10 000-001, 90 10 000-002, 90 10 000-003, 90 10 000-004, 90 10 000-005, 90 10 000-006, 90 10 000-007, 90 10 000-008, 90 10 000-009, 90 10 000-010, 90 10 000-011, 90 10 000-012, 90 10 000-013, 90 10 000-014, 90 10 000-015, 90 10 000-016, 90 10 000-017, 90 10 000-018, 90 10 000-019, 90 10 000-020, 90 10 000-021, 90 10 000-022, 90 10 000-023, 90 10 000-024, 90 10 000-025, 90 10 000-026, 90 10 000-027, 90 10 000-028, 90 10 000-029, 90 10 000-030, 90 10 000-031, 90 10 000-032, 90 10 000-033, 90 10 000-034, 90 10 000-035, 90 10 000-036, 90 10 000-037, 90 10 000-038, 90 10 000-039, 90 10 000-040, 90 10 000-041, 90 10 000-042, 90 10 000-043, 90 10 000-044, 90 10 000-045, 90 10 000-046, 90 10 000-047, 90 10 000-048, 90 10 000-049, 90 10 000-050, 90 10 000-051, 90 10 000-052, 90 10 000-053, 90 10 000-054, 90 10 000-055, 90 10 000-056, 90 10 000-057, 90 10 000-058, 90 10 000-059, 90 10 000-060, 90 10 000-061, 90 10 000-062, 90 10 000-063, 90 10 000-064, 90 10 000-065, 90 10 000-066, 90 10 000-067, 90 10 000-068, 90 10 000-069, 90 10 000-070, 90 10 000-071, 90 10 000-072, 90 10 000-073, 90 10 000-074, 90 10 000-075, 90 10 000-076, 90 10 000-077, 90 10 000-078, 90 10 000-079, 90 10 000-080, 90 10 000-081, 90 10 000-082, 90 10 000-083, 90 10 000-084, 90 10 000-085, 90 10 000-086, 90 10 000-087, 90 10 000-088, 90 10 000-089, 90 10 000-090, 90 10 000-091, 90 10 000-092, 90 10 000-093, 90 10 000-094, 90 10 000-095, 90 10 000-096, 90 10 000-097, 90 10 000-098, 90 10 000-099, 90 10 000-100, 90 10 000-101, 90 10 000-102, 90 10 000-103, 90 10 000-104, 90 10 000-105, 90 10 000-106, 90 10 000-107, 90 10 000-108, 90 10 000-109, 90 10 000-110, 90 10 000-111, 90 10 000-112, 90 10 000-113, 90 10 000-114, 90 10 000-115, 90 10 000-116, 90 10 000-117, 90 10 000-118, 90 10 000-119, 90 10 000-120, 90 10 000-121, 90 10 000-122, 90 10 000-123, 90 10 000-124, 90 10 000-125, 90 10 000-126, 90 10 000-127, 90 10 000-128, 90 10 000-129, 90 10 000-130, 90 10 000-131, 90 10 000-132, 90 10 000-133, 90 10 000-134, 90 10 000-135, 90 10 000-136, 90 10 000-137, 90 10 000-138, 90 10 000-139, 90 10 000-140, 90 10 000-141, 90 10 000-142, 90 10 000-143, 90 10 000-144, 90 10 000-145, 90 10 000-146, 90 10 000-147, 90 10 000-148, 90 10 000-149, 90 10 000-150, 90 10 000-151, 90 10 000-152, 90 10 000-153, 90 10 000-154, 90 10 000-155, 90 10 000-156, 90 10 000-157, 90 10 000-158, 90 10 000-159, 90 10 000-160, 90 10 000-161, 90 10 000-162, 90 10 000-163, 90 10 000-164, 90 10 000-165, 90 10 000-166, 90 10 000-167, 90 10 000-168, 90 10 000-169, 90 10 000-170, 90 10 000-171, 90 10 000-172, 90 10 000-173, 90 10 000-174, 90 10 000-175, 90 10 000-176, 90 10 000-177, 90 10 000-178, 90 10 000-179, 90 10 000-180, 90 10 000-181, 90 10 000-182, 90 10 000-183, 90 10 000-184, 90 10 000-185, 90 10 000-186, 90 10 000-187, 90 10 000-188, 90 10 000-189, 90 10 000-190, 90 10 000-191, 90 10 000-192, 90 10 000-193, 90 10 000-194, 90 10 000-195, 90 10 000-196, 90 10 000-197, 90 10 000-198, 90 10 000-199, 90 10 000-200, 90 10 000-201, 90 10 000-202, 90 10 000-203, 90 10 000-204, 90 10 000-205, 90 10 000-206, 90 10 000-207, 90 10 000-208, 90 10 000-209, 90 10 000-210, 90 10 000-211, 90 10 000-212, 90 10 000-213, 90 10 000-214, 90 10 000-215, 90 10 000-216, 90 10 000-217, 90 10 000-218, 90 10 000-219, 90 10 000-220, 90 10 000-221, 90 10 000-222, 90 10 000-223, 90 10 000-224, 90 10 000-225, 90 10 000-226, 90 10 000-227, 90 10 000-228, 90 10 000-229, 90 10 000-230, 90 10 000-231, 90 10 000-232, 90 10 000-233, 90 10 000-234, 90 10 000-235, 90 10 000-236, 90 10 000-237, 90 10 000-238, 90 10 000-239, 90 10 000-240, 90 10 000-241, 90 10 000-242, 90 10 000-243, 90 10 000-244, 90 10 000-245, 90 10 000-246, 90 10 000-247, 90 10 000-248, 90 10 000-249, 90 10 000-250, 90 10 000-251, 90 10 000-252, 90 10 000-253, 90 10 000-254, 90 10 000-255, 90 10 000-256, 90 10 000-257, 90 10 000-258, 90 10 000-259, 90 10 000-260, 90 10 000-261, 90 10 000-262, 90 10 000-263, 90 10 000-264, 90 10 000-265, 90 10 000-266, 90 10 000-267, 90 10 000-268, 90 10 000-269, 90 10

The Project: Donations of parcels that are within a current zoning designation known as the Heavy Industrial (M2) District, Section 212.019 of the Planning Municipal Code exist (please see for emphasis):

"In the M2 Heavy Industrial District, a building or premises may be used for any one or more those listed in its special use listing and there may be any number of such uses, provided that the use is one of the uses provided, however, that no building shall be altered, converted, reconstructed or structurally altered for church, library, school, hospital or residential purposes, except for residential caretaker and caretaker employed on the premises as except for Type 1."

Other people get lost when under special circumstances. M2, therefore, it is interpreted to be a personal use. For more information on personal, conditions or special use, the city code may be found at www.cityofchicago.org/city/codes. If you should have additional

Sincerely,
H. H. H.

Wayne Call
Morris City Manager
208-345-2628

City Hall 55 St. Tompkins Street, Guilford, CT 06430 800 543 2383 www.guilford-ct.us

Symbol	District
AG	Agricultural
BI	Neighborhood Business
GB	General Business
B3	Central Business
CPD	Comprehensive Planned Development
ER	Estate Residential
I	Institutional
M1	Light Industrial
M2	Heavy Industrial
Office	Office
R1A	Single Family
R1B	Single Family
R1C	Single Family Attached
R2	Two Family
R3A	Multiple Family
R3B	Multiple Family

PROPERTY INFORMATION
CITY OF GALESBURG ATTN: CITY CLERK
275 LLOYD STEARMAN DRIVE,
GALESBURG, IL 61401
PIN #: 9918200037
LAND USE: HEAVY INDUSTRIAL (I4-2)

CONTACT INFORMATION
AARON GAVIN
DIRECTOR OF PUBLIC WORKS
AGAVIN@CI.GALESBURG.IL.US
309-345-3625

<u>SHEET INDEX</u>		
COVER SHEET	0001	1 OF 3
EXISTING CONDITIONS	0002	2 OF 3
PROPOSED SITE PLAN	0003	3 OF 3



PROJECT NARRATIVE

THIS PROJECT INCLUDES THE CONSTRUCTION OF A 26 ACRE MEDIUM DENSITY HOUSING DEVELOPMENT, INCLUDING THE CONSTRUCTION OF A 100,000 SQ. FT. GARAGE FACILITY IN GARAGEBAY, LINDSEY. THE EXISTING SITE CONDITION IS AGRICULTURE. THE PROJECT IS IN CONFORMANCE WITH THE ZONING AND SUBDIVISION ACT AND THE SALESING APPROVAL. THE PURPOSE OF THIS PLAN IS TO REQUEST A ZONING VARIATION TO ALLOW THE CONSTRUCTION OF THE FACILITY AND ASSOCIATED FEATURES. A BUILDING PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION.

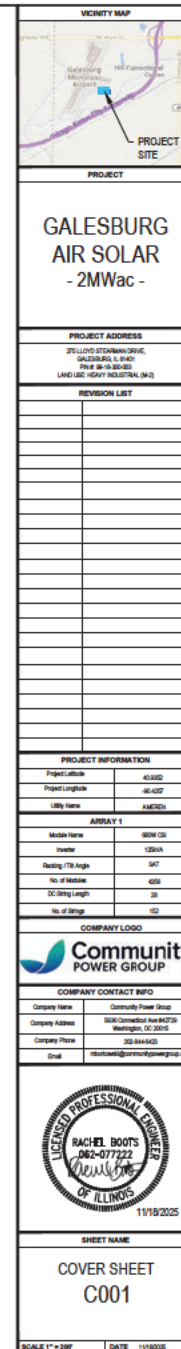
THERE ARE ENVIRONMENTAL FEATURES, A STREAM AND A CREEK, LOCATED ON THE PROPERTY, BUT OUTSIDE THE LIMITS OF DISTURBANCE OF THE PROPOSED PROJECT. THERE ARE NO WETLANDS WITHIN THE PROJECT AREA BASED ON A STUDY PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER.

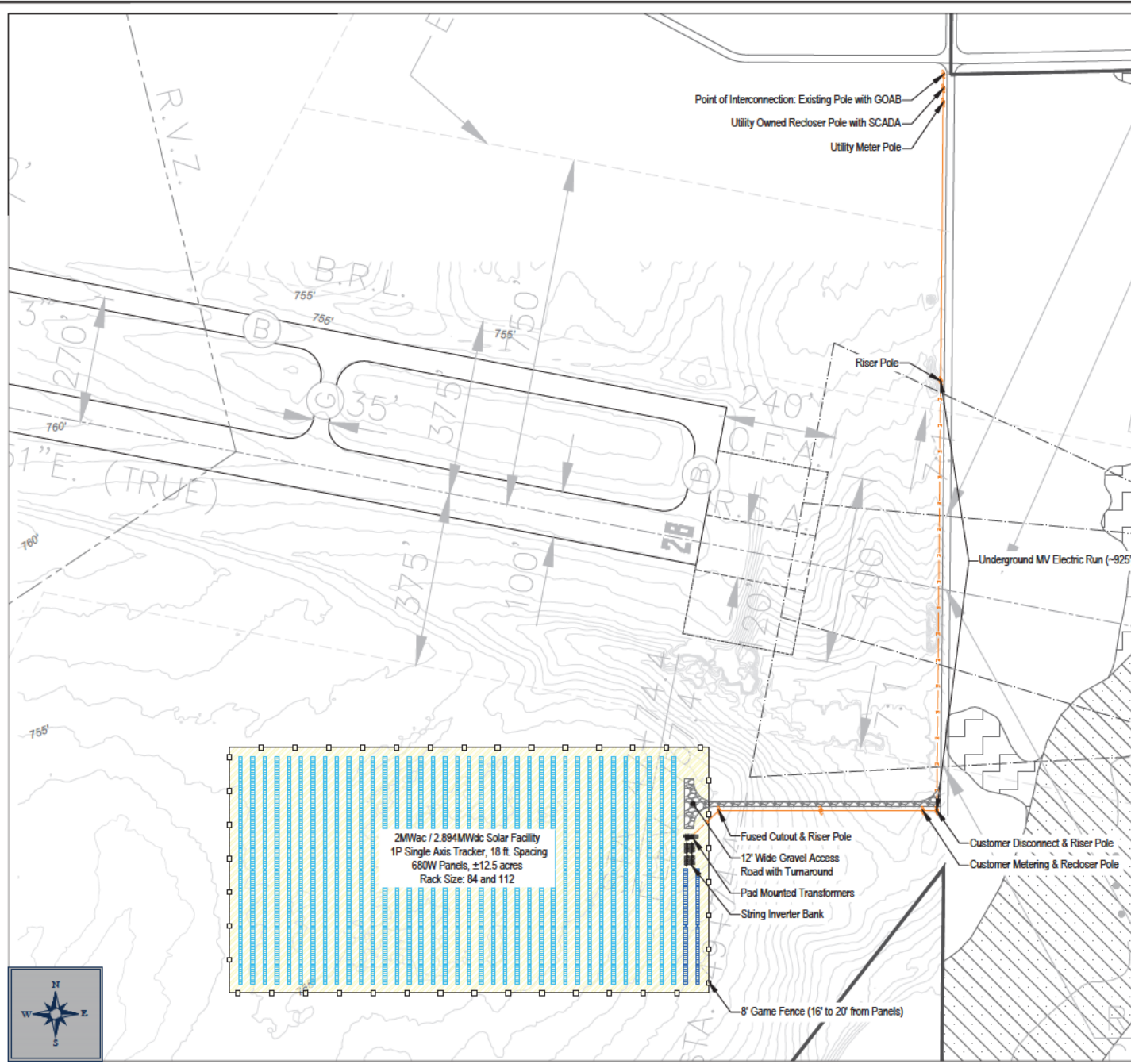
THE SITE NATURALLY CONSISTS PREDOMINANTLY OF GRASSY SLOPES RANGING FROM 10 TO 18%. SITE GRADING IS NOT EXPECTED.

THE PROJECT ORIGINATED AS A REQUEST FOR PROPOSAL, AWARDED TO COMPACT POWER GROUP.

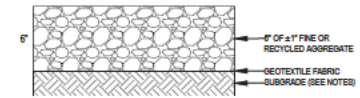
AN AGRICULTURE IMPACT MITIGATION AGREEMENT WILL BE SIGNED WITH THE COUNTY OF GARFIELD AS AGRICULTURE AS THE PROJECT AREA HAS PREVIOUSLY FARMED.

THIS PROJECT IS EXPECTED TO RECEIVE A CATEGORICAL EXCLUSION (CATEL) LEVEL OF REVIEW REPLY BEFORE THE TOWNSHIP OF GARFIELD ADMINISTRATION (FPA) APPROVAL. APPROVAL OF THE 2025.

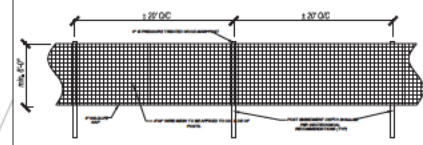




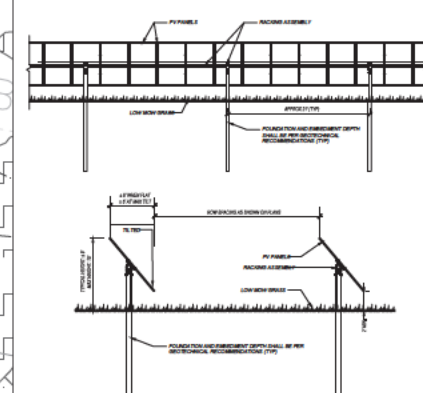
TYPICAL GRAVEL PAVEMENT SECTION



TYPICAL GAME FENCE DETAIL



TYPICAL RACKING DETAIL



LANDSCAPING NOTES

- POLLINATOR-FRIENDLY SEED MIX SHALL INCLUDE 7 SPECIES (VARY NATIVE AND AT LEAST TEN WILDFLOWERS THAT BLOOM IN SPRING, SUMMER AND FALL)

SEED NOTES

- SEEDING TO BE COMPLETED USING A DRILL SEED METHOD. WHERE DRILL SEEDING IS NOT FEASIBLE, THE APPLICATION OF SEED VIA ALTERNATE METHODS MAY BE USED BUT NOT LIMITED TO BROADCAST OR HYDROSEEDING.
- BROADCAST SEEDING SHALL BE COMPLETED IF AMBIENT SOIL TEMPERATURE IS CONSEQUENTLY NO DEGREES F OR LOWER.
- IF HYDROSEEDING SEEDING SHOULD OCCUR BETWEEN APRIL 1ST AND JUNE 1ST.
- THE CONTRACTOR SHALL NOT TILL OR FERTILIZE THE FIELD, IF THE GROUND NEEDS TO BE TILLED, CONTRACTOR SHALL USE A VERTICAL FLOW.

GENERAL NOTES

- SOIL PREPARATION SHALL BE DONE TO PROMOTE GERMINATION AND REDUCE EROSION AS APPROPRIATE FOR THE SITE.
- MEASURES SHALL BE TAKEN TO CONTROL WEEDS PRIOR TO SEEDING.
- A SIGN SHALL BE INSTALLED NEAR THE GATE TO THE SOLAR FACILITY FENCE LOCATED AT 40' OR MORE FEET EXISTING POLLINATOR-FRIENDLY SOLAR HABITAT.
- NO EXISTING TREES TO BE REMOVED. NO ADDITIONAL TREES TO BE PLANTED.



- THE FOLLOWING EXISTING FEATURES ARE BASED ON LATEST DATA: JANUARY 2024



- THE FOLLOWING FEATURES ARE PROPOSED CONDITIONS



VICINITY MAP

PROJECT

GALESBURG AIR SOLAR - 2MWac -

PROJECT ADDRESS

2750 S. STEPHAN DRIVE
GALESBURG, IL 62530
LAND USE: R-100 (RESIDENTIAL)

REVISION LIST

PROJECT INFORMATION

Project Address	2750 S. STEPHAN DRIVE
Project Longitude	90.5000
Urbn Name	GALESBURG

ARRAY 1

Module Name	600W G3
Inverter	CONVEX
Racking / Tr Angle	54T
No. of Modules	400
DC String Length	38
No. of Strings	100

COMPANY LOGO

Community POWER GROUP

COMPANY CONTACT INFO

Company Name	Community Power Group
Company Address	5500 Connecticut Ave. #207 Baltimore, MD 21206
Company Phone	202-844-6400
Email	info@communitypowergroup.com

PROFESSIONAL ENGINEER

RACHEL BOOTS

062-077222

OF ILLINOIS

11/19/2025

SHEET NAME

PROPOSED CONDITIONS C003

SCALE 1" = 100'

DATE 11/19/2025



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter January 13, 2025

AGENDA ITEM: PZ-26-0102 Minor Plat of the Davis & Sons Storage Subdivision

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Minor Plat during their December 31, 2025 meeting and recommend approval.

BACKGROUND: This proposed subdivision is located at 688 US Highway 150 E and 671 Knox Road 1400 N, and is currently a storage unit complex. The current owner is proposing to subdivide the property into 2 lots with the intent of selling one of the lots.

Proposed Lot 1 on the northeast side will be approximately 4.12 acres. Proposed Lot 2 on the southwest corner will be approximately 0.95 acres.

The property is currently zoned Knox County B-2, Highway Business.

GALESBURG / KNOX COUNTY Zoning		Land Use
North	KNOX B-2, Highway Business	Residential
West	KNOX B-2, Highway Business	Birkey's Farm Store
East	KNOX B-2, Highway Business / B-2, General Business	Residential
South	KNOX A, Agriculture	Agricultural

It is anticipated this item will go to the City Council at their February 2, 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,

671 Knox Road 1400 N and 688 US Highway 150 E

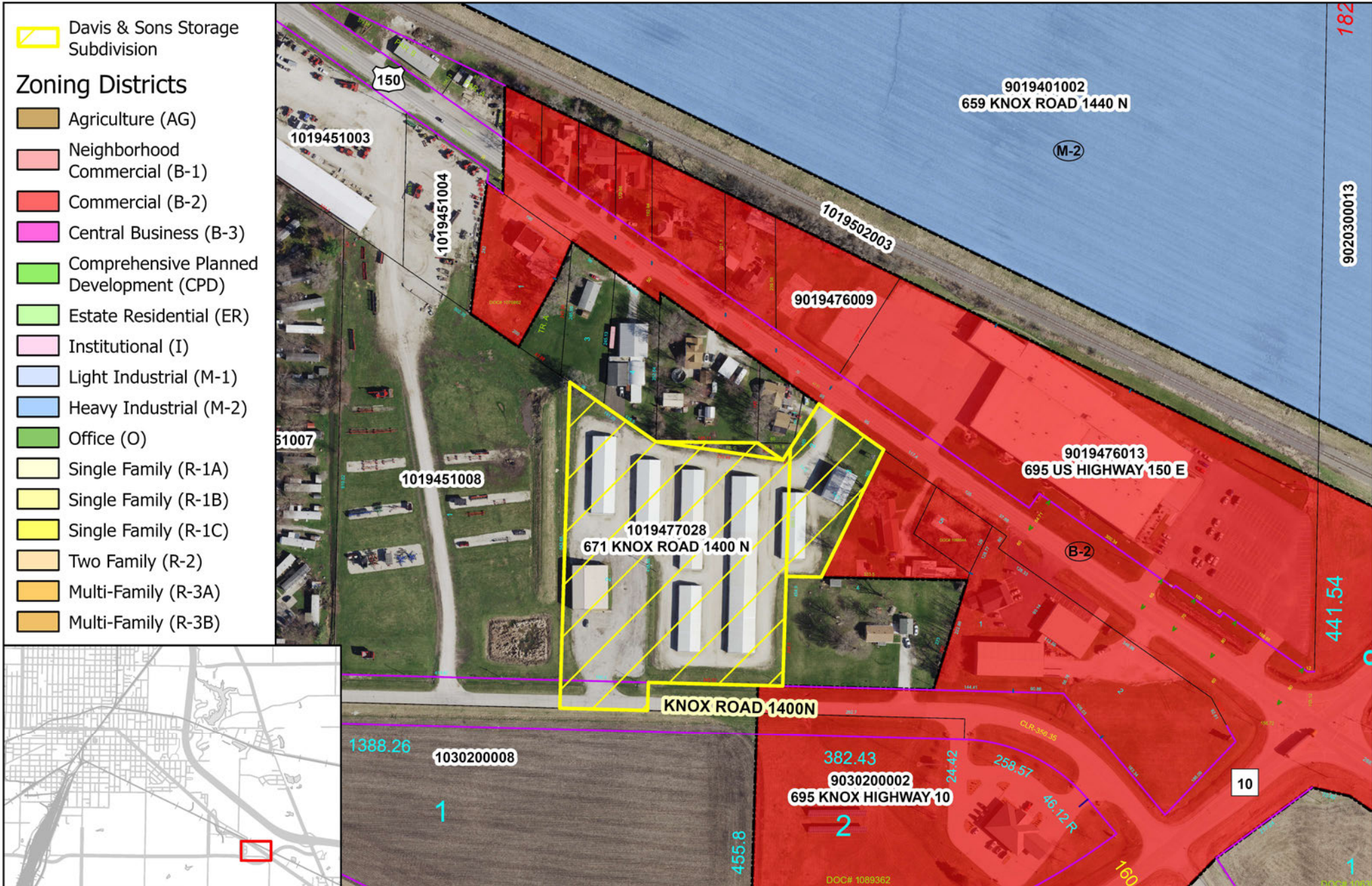
0 25 50 100 150 Yards



 Davis & Sons Storage Subdivision

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

November 19, 2025

SUBDIVISION PLAT APPLICATION

Subdivision Name: Davis & Sons Storage 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):
Davis & Sons Storage Subdivision

PETITIONER INFORMATION:

<u>Jeff Davis</u>		
Primary contact name	Mailing address	City, State, Zip
Phone	Fax	Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Owner(s)				
Developer(s)	<u>Buyer Caleb Andrietta</u>			
Engineer				
Surveyor	<u>Brian Holland, President Excel Consultants, Inc. 120th 10th Avenue East, Suite 3</u>			
Agent/Attorney	<u>Milan, IL 61264</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.

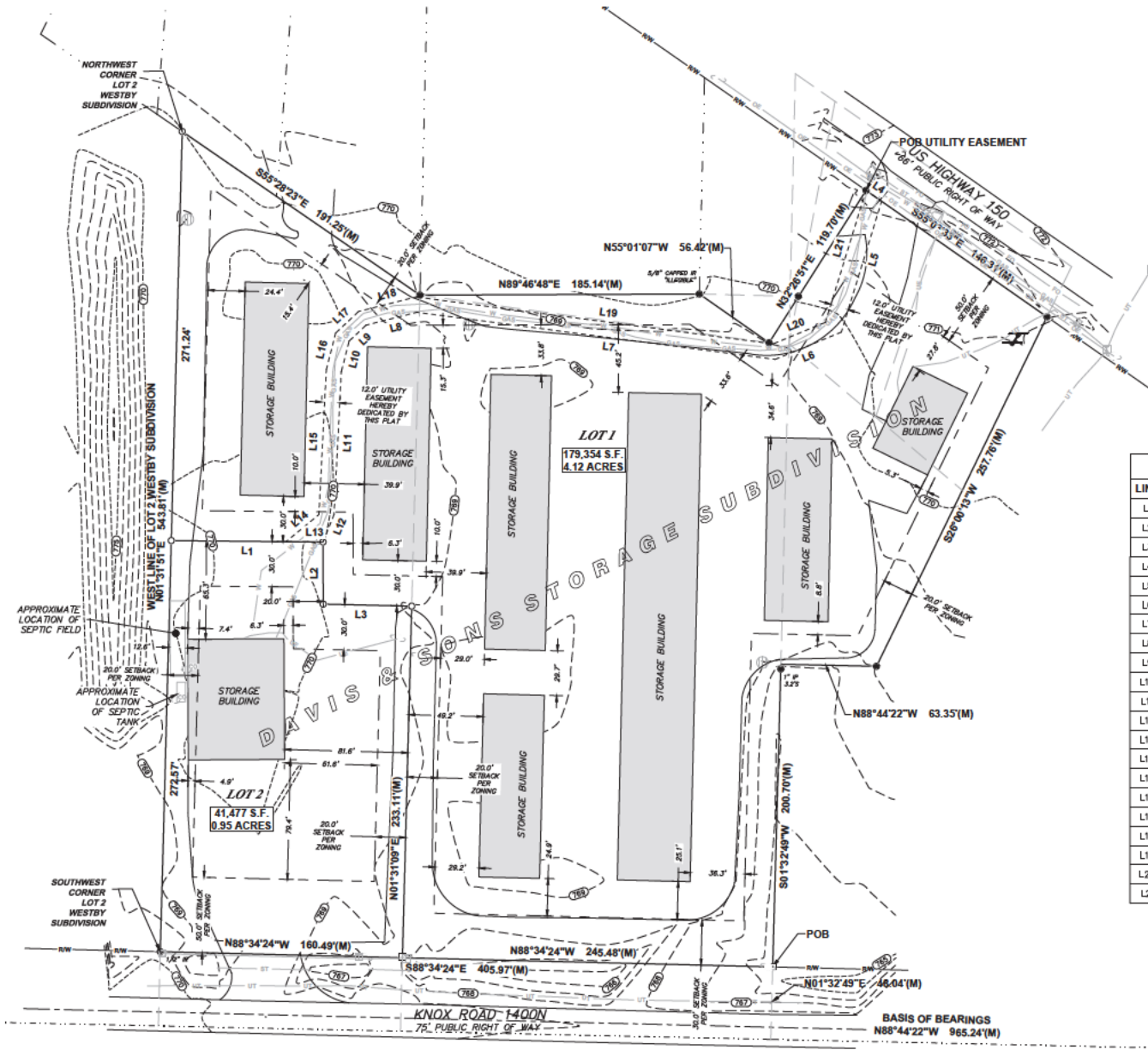
I/we understand that all correspondence from the City staff will be directed to the Primary Contact. It will be the Primary Contact's responsibility to inform all other interested parties of any correspondence and the status of the petition. If multiple people will be signing below, please indicate which individual will be the designated primary contact.

	Jeffrey Davis	11/17/25
Signature of property owner	Property owner name (please print)	Date

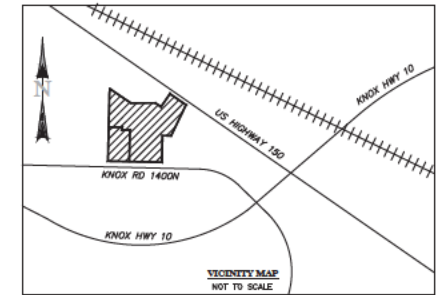
Signature of authorized agent (if different than owner)	Authorized agent name (please print)	Date
City Hall	55 W. Tompkins Street Galesburg, IL 61401	309-345-3619 www.ci.galesburg.il.us

DAVIS & SONS STORAGE SUBDIVISION

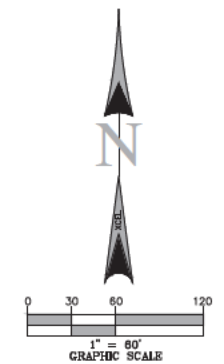
A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS



LINE TABLE		
LINE	LENGTH	BEARING
L1	100.56'	N89°28'47\"W
L2	41.22'	S00°18'14\"E
L3	58.59'	N88°42'56\"W
L4	12.61'	S55°03'33\"E
L5	90.89'	S17°08'16\"W
L6	47.45'	S67°34'35\"W
L7	239.49'	N82°30'33\"W
L8	34.74'	S75°47'06\"W
L9	15.35'	S46°44'00\"W
L10	21.12'	S14°18'07\"W
L11	94.71'	S02°55'01\"W
L12	19.55'	S21°54'58\"W
L13	24.49'	N89°28'47\"W
L14	28.21'	N50°31'16\"E
L15	96.20'	N02°55'01\"E
L16	25.03'	N14°18'07\"E
L17	20.85'	N46°44'00\"E
L18	39.25'	N75°47'06\"E
L19	238.73'	S82°30'33\"E
L20	37.47'	N67°34'35\"E
L21	91.49'	N17°06'16\"E



- LEGEND**
- RW — RIGHT OF WAY LINE
 - - - SURVEY TIE LINE
 - - - CENTERLINE
 - - - SETBACK LINE PER ZONING
 - - - ST — STORM DRAIN CULVERT
 - EXISTING STRUCTURE
 - RIGHT OF WAY MONUMENT
 - FOUND 1/2\" SQUARE IR (UNLESS NOTED)
 - SET 5/8\" XCEL CAPPED IRON ROD



POC
SE COR SE 1/4 OF
SEC 19-T-11N-R2E

REVISIONS	
DATE	DESCRIPTION
10/30/2025	UPDATE LOT 2



CHK BY:	APV BY:
BCH	JAF
XCEL JOB NUMBER:	
256041	
DRAWING NUMBER:	
1 OF 2	

DAVIS & SONS STORAGE SUBDIVISION

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS

LAND AREA
LOT 1= 179,354 S.F. OR 4.12 ACRES
LOT 2= 41,477 S.F. OR 0.95 ACRES
TOTAL AREA= 220,831 S.F. OR 5.07 ACRES

EASEMENT DECLARATION
LOTS WITHIN THE SUBDIVISION SHALL HAVE THE BENEFIT OF A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER ALL PAVED AREAS WITHIN THE SUBDIVISION.

- GENERAL NOTES**
1. FIELD WORK COMPLETED ON NOVEMBER 26, 2025.
 2. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 3. BASIS OF BEARINGS: ASSUMED N 89°42'22" W AS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19.
 4. SOURCE OF RECORD TITLE: WARRANTY DEED DOCUMENT NUMBER 1000897
 5. ZONING: CURRENTLY ZONED A-AGRICULTURAL DISTRICT
BUILDING SETBACK REQUIREMENTS:
FRONT=30 FEET
SIDE=30 FEET
REAR=30 FEET
PER MISSI WHEELER, CHIEF DEPUTY ZONING OFFICER IN KNOX COUNTY ZONING DEPARTMENT, THE BUILDINGS SHOWN HEREON ARE "GRANDFATHERED IN" AND ARE LEGAL, NON-COMPLING

KNOX COUNTY ENGINEER

STATE OF ILLINOIS }
COUNTY OF KNOX } S.S.
APPROVED THIS _____ DAY OF _____, 2025, A.D.

KNOX COUNTY ENGINEERS

KNOX COUNTY CLERK

STATE OF ILLINOIS }
COUNTY OF KNOX } S.S.
I, _____ COUNTY CLERK OF KNOX COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORECLOSED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT _____ ILLINOIS, THIS _____ DAY OF _____, 2025.

SIGNED: _____
KNOX COUNTY CLERK

KNOX COUNTY SUPERVISOR OF ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF KNOX } S.S.
APPROVED THIS _____ DAY OF _____, 2025, A.D.

KNOX COUNTY SUPERVISOR OF ASSESSMENTS

KNOX COUNTY PLAT OFFICER

STATE OF ILLINOIS }
COUNTY OF KNOX } S.S.
APPROVED THIS _____ DAY OF _____, 2025, A.D.

KNOX COUNTY PLAT OFFICER

OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KNOX } S.S.
THIS IS TO CERTIFY THAT DAVIS & SONS STORAGE, LLC IS THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE ATTACHED PLAT FOR USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AND DOES HEREBY DEDICATE ROADS TO THE USE OF THE PUBLIC AS SHOWN HEREON, 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 "DAVIS & SONS STORAGE SUBDIVISION", TO THE BEST OF MY KNOWLEDGE, STATE THAT THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE KNOXVILLE COMMUNITY SCHOOL DISTRICT #202, KNOX COUNTY, ILLINOIS.

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

OWNER: _____

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF KNOX } S.S.

I, _____ NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT MARIA ANN BUCALL 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 SUBDIVISION PLAT KNOWN AS "KNOX ROUTE 150 SUBDIVISION" AND ACCOMPANYING INSTRUMENT FOR THE USES AND PURPOSES THEREIN SET FORTH AS TRUE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2025, A.D.

NOTARY PUBLIC

GALESBURG PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS }
COUNTY OF KNOX } S.S.
APPROVED THIS _____ DAY OF _____, 2025, A.D.

GALESBURG PLANNING AND ZONING COMMISSION REPRESENTATIVE

ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS }
COUNTY OF KNOX } S.S.
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO CHAPTER 785 I.S.C., ARTICLE 505, 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 OR PERMITS FOR ACCESS DRIVWAYS TO STATE HIGHWAYS, WILL BE REQUIRED BY THE DEPARTMENT.
DATED THIS _____ DAY OF _____, 2025

REGION THREE ENGINEER

KNOX COUNTY HEALTH DEPARTMENT

STATE OF ILLINOIS }
COUNTY OF KNOX } S.S.
I, MICHELLE GABRIEL, ADMINISTRATOR, HEALTH DEPARTMENT OF THE COUNTY OF KNOX, STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE PLAT MEETS THE MINIMUM REQUIREMENTS OF SAID COUNTY FOR PRIVATE ON SITE SEWAGE TREATMENT SYSTEMS AND POTABLE WATER SUPPLIES.
DATED THIS _____ DAY OF _____, 2025, A.D.

KNOX COUNTY HEALTH DEPARTMENT ADMINISTRATOR

CITY OF KNOXVILLE

STATE OF ILLINOIS }
COUNTY OF KNOX } S.S.
APPROVED THIS _____ DAY OF _____, 2025, A.D.

CITY OF KNOXVILLE REPRESENTATIVE

CITY OF GALESBURG

STATE OF ILLINOIS }
COUNTY OF KNOX } S.S.
APPROVED THIS _____ DAY OF _____, 2025, A.D.

CITY OF GALESBURG REPRESENTATIVE

SURVEYOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF ROCK ISLAND } S.S.

I, JAMES FAETANNI, BEING AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED INTO LOTS TO BE KNOWN AS "DAVIS & SONS STORAGE SUBDIVISION", BEING LOT 2 IN WESTWAY SUBDIVISION AS RECORDED IN PLAT BOOK 18, PAGE 2, A PART OF LOTS 1, 2, 3 AND 4 OF THE REVENUE PLAT OF 1956 AS RECORDED IN PLAT BOOK 8, PAGE 48, AND TRACT "C" OF A PLAT OF SURVEY RECORDED IN DEED BOOK 1488, PAGE 287 AND IN PLAT BOOK 27, PAGE 18, ALL RETRODUCED HEREIN TO THE RECORDS OF THE KNOX COUNTY, ILLINOIS RECORDER'S OFFICE, AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL NAIL SET AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN PER THE MONUMENT RECORD RECORDED AS DOCUMENT 871024 IN MONUMENT RECORD BOOK 4, PAGE 95, THENCE UPON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, N89°42'22"W, A DISTANCE OF 985.04 FEET, THENCE N0°30'48"E, A DISTANCE OF 48.04 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY LINE OF KNOX ROAD 1480 NORTH AT THE POINT OF BEGINNING OF THE HEREIN SUBDIVIDED LAND, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N 89°34'24"W, A DISTANCE OF 405.97 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 2 IN WESTWAY SUBDIVISION, THENCE UPON THE WEST LINE OF SAID LOT 2, N 0°30'50"E, A DISTANCE OF 94.81 FEET TO A 5/8" IRON ROD SET WITH A PLASTIC CAP STAMPED "KCOL CONSULTANTS" AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE UPON THE NORTH LINE OF SAID LOT 2, S 50°28'27" E, A DISTANCE OF 191.25 FEET TO A 1/2" SQUARE BAR FOUND AT THE NORTHEAST CORNER SAID LOT 2 AND THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT "C", THENCE UPON THE NORTH LINE OF SAID TRACT, N 89°49'45"E, A DISTANCE OF 185.14 FEET TO A 5/8" IRON ROD WITH AN ILLINOIS PLASTIC CAP AT THE NORTHEAST CORNER OF SAID TRACT "C", THENCE UPON THE NORTHEASTERLY LINE OF SAID TRACT "C", S 50°10'07" E, A DISTANCE OF 56.42 FEET TO A 1/2" SQUARE BAR FOUND AT THE SOUTHEASTERLY CORNER OF SAID TRACT "C" AND THE SOUTHERLY CORNER OF TRACT "D" OF THE AFOREMENTIONED SURVEY, THENCE UPON THE EASTERLY LINE OF SAID TRACT "D" UPON THE EAST LINE TRACT "A" OF SAID SURVEY, N 32°26'31" E, A DISTANCE OF 118.70 FEET TO A 1/2" SQUARE BAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GALESBURG-KNOXVILLE ROAD (U.S. ROUTE 150), THENCE UPON SAID RIGHT-OF-WAY LINE, S 80°03'33" E, A DISTANCE OF 148.31 FEET TO A 1/2" SQUARE BAR IN CONCRETE FOUND, THENCE S 38°00'13" W, A DISTANCE OF 257.78 FEET TO A 1/2" SQUARE BAR FOUND ON THE NORTH LINE OF THE SOUTH 3/4'S FEET OF LOT 4 OF THE AFOREMENTIONED REVENUE PLAT OF 1956, AND AS SHOWN ON A PLAT OF SURVEY RECORDED IN DEED BOOK 487, PAGE 218, THENCE UPON SAID LINE, N 89°42'22" E, A DISTANCE OF 83.35 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "KCOL CONSULTANTS" SET (AN IRON PIPE WAS FOUND 3.19 FEET SOUTH OF CORNER), THENCE S 01°32'49"W, A DISTANCE OF 200.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 220,831 SQUARE FEET OR 5.07 ACRES, MORE OR LESS.

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

I ALSO CERTIFY THAT THE LAND IS WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF GALESBURG, ILLINOIS AND OF KNOXVILLE, ILLINOIS THAT HAVE ADOPTED A CITY PLAN AND ARE EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

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 FLOOD MAP 17095C00025E, WITH AN EFFECTIVE DATE OF AUGUST 2, 2011.

I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

BY: _____
JAMES A. FAETANNI - ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 035-003484
LICENSE RENEWAL DATE: NOVEMBER 30, 2028



REVISIONS		CHK BY:	APV BY:
DATE	DESCRIPTION	BCH	JAF
10/30/2025	UPDATE LOT 2		
		XCEL JOB NUMBER:	
		256041	
		DRAWING NUMBER:	
		2 OF 2	



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter December 31, 2025

AGENDA ITEM: PZ-26-0103 Minor Plat of the Ladner Land Subdivision

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Minor Plat during their December 31, 2025 meeting and recommend approval.

BACKGROUND: This proposed subdivision is located at 123-129 Knox Highway 31, and is currently two residences with multiple acres of vacant property, including a pond. The current owner is proposing to subdivide the property into 2 lots to consolidate control of the pond onto one parcel.

Proposed Lot 1 on the north side will be approximately 49.20 acres. Proposed Lot 2 on the south side will be approximately 1.63 acres.

The properties are currently zoned Knox County A, Agriculture, and Knox County R, Rural Residential.

KNOX COUNTY Zoning		Land Use
North	KNOX A, Agriculture	Agricultural
West	KNOX A, Agriculture	Residential
East	KNOX R, Rural Residential	Residential
South	KNOX A, Agriculture AND KNOX R, Rural Residential	Agricultural & Residential

It is anticipated this item will go to the City Council at their February 2, 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,
123-129 Knox Highway 31

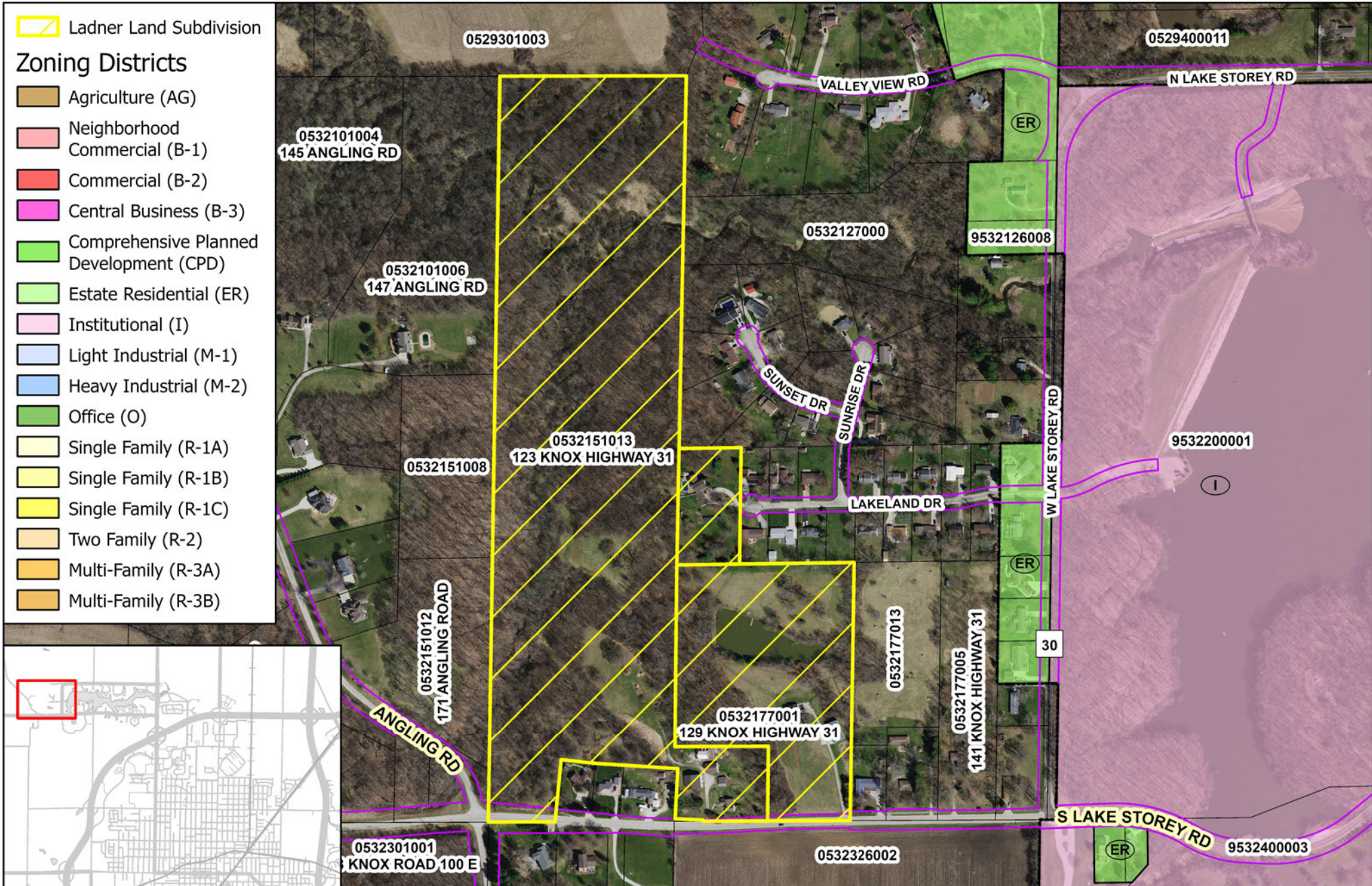
0 50 100 200 300
Yards



 Ladner Land Subdivision

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

December 17, 2025

SUBDIVISION PLAT APPLICATION

Subdivision Name: Ladner Land

- ☒ 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):

Ladner Land

PETITIONER INFORMATION:

<u>Paul Ladner</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>
Primary contact name	Mailing address	City, State, Zip
<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>
Phone	Fax	Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Owner(s)	Paul Ladner	[REDACTED]	[REDACTED]	[REDACTED]
Developer(s)				
Engineer				
Surveyor	Kevan Cooper, Bruner, Cooper & Zuck, Inc., 188 E. Simmons St., Galesburg, IL 61401			309-343-9282
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.

<u>[Signature]</u>	Property owner name (please print)	Date
	Kevan J. Cooper	12/17/2025
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

