



Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers
City Hall, 55 W Tompkins St
March 24, 2026

A G E N D A

	Approve	Minutes of the January 13, 2026 meeting
	Update	Past Planning and Zoning Commission items
	Receive	General citizen comments
PZ-26-0301	Public Hearing	Variance of area covered by ground solar energy system, 1037 Willard St.
PZ-26-0302	Public Hearing	Minor Plat of the 144 N. Broad Street Subdivision

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, January 13, 2026 at 5:30 p.m.

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

Chairperson declared quorum present.

Approve Minutes of the December 16, 2025 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Variance of Table 152.155 (B) (3) for minimum parking requirements to reduce parking spaces from 11 to 9 at 247 S Seminary Street was approved at the last Planning & Zoning Commission meeting.

Receive Citizen Comment

None Received.

**PZ-26-0101 Public Hearing Special Use request to allow a community solar installation,
275 Lloyd Stearman Drive.**

The Commission members considered the following items:

- 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; and
- 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; and
- 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; and
- The Development Review Committee reviewed the request at their December 3, 2025 meeting and recommended approval.

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

Roll Call #1

Ayes: Leahy, Lee, Markwart, McKelvie, Paulsgrove, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

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.

An adjacent neighbor was sworn in by the Chairperson and asked if the zoning was going to be changed. It was explained the only item under consideration tonight was the subdivision and we were not aware of any zoning modifications being requested. The property is located in Knox County and they will also be reviewing the subdivision through their own separate process.

The Commission members considered the following items:

- The subdivision is in compliance with the Development Ordinance.
- The property is 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 Development Review Committee reviewed the request at their December 3, 2025 meeting and recommended approval.

Member Markwart moved, seconded by Member McKelvie to recommend approval of the subdivision with a waiver of public sidewalk installation.

Roll Call #2

Ayes: Leahy, Lee, Markwart, McKelvie, Paulsgrove, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

PZ-26-0103 Public Hearing Minor Plat of the Ladner Land Subdivision, 123-129 Knox Hwy 31.

Mr. Matthew Anderson was sworn in by the Chairperson. Mr. Anderson mentioned he had a subdivision done about 20 years ago a few lots east of this proposed subdivision and the city at that time required him to install public sidewalks. He did not agree with it at the time and would not agree with making this applicant install public sidewalks.

The applicant, Mr. Paul Ladner was sworn in by the Chairperson. He explained that what he is doing is taking two lots and changing the boundaries to create 2 lots of different sizes. The result will be that he sells one lot to his son and he will retain the other lot. Mr. Ladner provided a letter to the Commission which explained his request for the sidewalk waiver.

The Commission members considered the following items:

- The subdivision is in compliance with the Development Ordinance.
- This property is outside city limits, installation of a public sidewalk would not connect to any other public sidewalks, this subdivision is not generating new development, the request to waive installation of public sidewalks is supported.
- The Development Review Committee reviewed the request at their December 3, 2025 meeting and recommended approval.

Member McKelvie moved, seconded by Member Leahy to recommend approval of the subdivision with a waiver of public sidewalk installation.

Roll Call #3

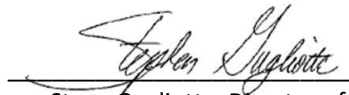
Ayes: Leahy, Lee, Markwart, McKelvie, Paulsgrove, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 6:04p.m.



Steve Gugliotta, Director of Community Development



Planning & Zoning Commission Meeting

Agenda Item Overview

March 24, 2026

AGENDA ITEM: PZ-26-0301 Variance of area covered by a private ground mounted solar energy system, 1037 Willard St.

SUMMARY RECOMMENDATION: The Development Review Committee members considered the variance request at its March 4, 2026 meeting and recommended approval of up to 630 sq ft. The applicant since contacted the city with a request to go up to 676.34 sq ft. The Committee was notified and the recommendation remains unchanged.

BACKGROUND: The applicant is requesting a variance from the maximum allowed area for a private ground mounted solar energy system. Section 152.123 (I) (3) (c) of the Zoning Ordinance establishes a maximum aggregate area of 200 sq. ft. in residential zoning districts. The applicant proposes installing 676.34 sq. ft. of solar panels.

Private ground-mounted solar energy systems are regulated as accessory uses under the zoning ordinance. Aside from the requested variance for system size, the proposed installation complies with all other applicable zoning requirements:

- **Setbacks:** Accessory structures located more than 10 feet from the principal structure must maintain a minimum setback of 3 feet from the side and rear property lines and 4 feet between other accessory structures. The proposed installation meets these requirements.
- **Rear Yard Coverage:** The combined footprint of all accessory structures may not exceed 30% of the rear yard. The combined area of the existing detached garage and proposed solar array will be approximately 17% of the rear yard, which is within the allowable limit.
- **Height:** Ground-mounted solar energy systems may not exceed 12 feet in height and the proposed installation will be approximately 7 feet 3 inches tall.

GALESBURG Zoning		Land Use
North	R-1B, Single Family Residential	Single family home
West	R-1B, Single Family Residential	Single family home
East	R-1B, Single Family Residential	Single family home
South	R-1B, Single Family Residential	Single family home

SUPPORTING DOCUMENTS:

1. Standards for granting sign variances
2. Aerial – General location
3. Site plan for general layout
4. Application

cc: File Copy



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

(C) *Standards for granting variances.*

- (1) The Planning and Zoning Commission shall not vary the provisions of this chapter as authorized in this section unless it shall have made affirmative findings based upon the evidence presented to it in each of the following specific cases:
 - (a) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. Applicants must submit evidence identifying the price paid for the property. Paying more for the property than it is worth, purchasing it at a price which anticipates and obtains variances, or showing that the property would be worth more if a variance is granted is not evidence of lack of a reasonable return;
 - (b) That the situation of the owner is due to unique physical circumstances of the property; and
 - (c) That the variance, if granted, will not alter the essential character of the neighborhood.
- (2) For the purpose of supplementing the above standards, the Planning and Zoning Commission, in making this determination whenever there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
 - (a) That the particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;
 - (b) That the conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification;
 - (c) That the purpose of the variance is not based exclusively upon a desire to make more money out of the property;
 - (d) That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
 - (e) 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
 - (f) 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.
- (3) The Planning and Zoning Commission may require conditions and restrictions upon the premises benefited by a variance as may be necessary to comply with the standards set forth in this division (C) to reduce or minimize the injurious effect of the variance upon other property in the neighborhood, and to implement the general purpose and intent of this chapter.

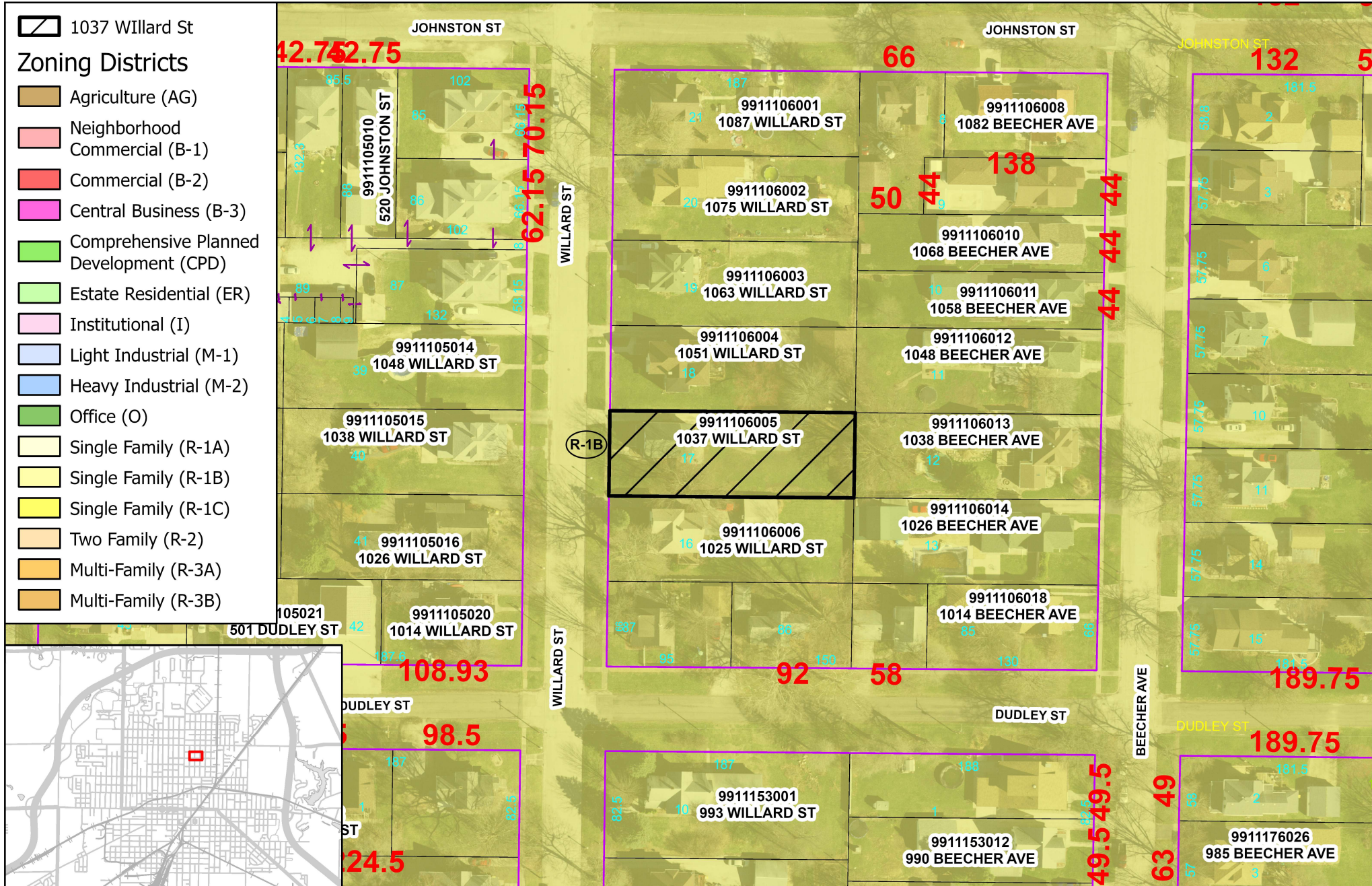


Community Development Department
Community Development Department

Solar Energy System Variance

1037 Willard Street

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

February 24, 2026

13.120kW DC GROUND MOUNT PHOTOVOLTAIC SYSTEM

CODES:

THIS PROPOSED INSTALLATION COMPLIES WITH THE FOLLOWING:
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL FIRE CODE
AS ADOPTED BY CITY OF GALESBURG

CONSTRUCTION NOTES:

CONDUIT AND CONDUCTOR SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.

ALL SOLAR ENERGY SYSTEM EQUIPMENT SHALL BE SCREENED TO THE MAXIMUM EXTENT POSSIBLE AND SHALL BE PAINTED A COLOR SIMILAR TO THE SURFACE UPON WHICH THEY ARE MOUNTED.

MODULES SHALL BE TESTED , LISTED AND IDENTIFIED WITH FIRE CLASSIFICATION IN ACCORDANCE WITH UL 2703. SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED PER SECTION R314 AND 315 TO BE VERIFIED AND INSPECTED BY INSPECTOR IN THE FIELD.

DIG ALERT (811) TO BE CONTACTED AND COMPLIANCE WITH EXCAVATION SAFETY PRIOR TO ANY EXCAVATION TAKING PLACE

SOLAR PHOTOVOLTAIC SYSTEM EQUIPMENT WILL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ART. 690 OF THE 2020 NEC

PHOTOVOLTAIC DC CONDUCTORS ENTERING THE BUILDING SHALL BE INSTALLED IN METALLIC RACEWAY AND SHALL BE IDENTIFIED EVERY 10 FEET -- AND WITHIN 1 FOOT ABOVE AND BELOW PENETRATIONS OF ROOF/CEILING ASSEMBLIES WALLS OR BARRIERS -- WITH MINIMUM 3/8-INCH-HIGH WHITE LETTERING ON RED BACKGROUND READING: WARNING: PHOTOVOLTAIC POWER SOURCE.

TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION

AC-POWERED, INTERCONNECTED SMOKE ALARM SYSTEM IS REQUIRED

1

VICINITY MAP: (Lat: 40.9597113, Lon:-90.3610082)

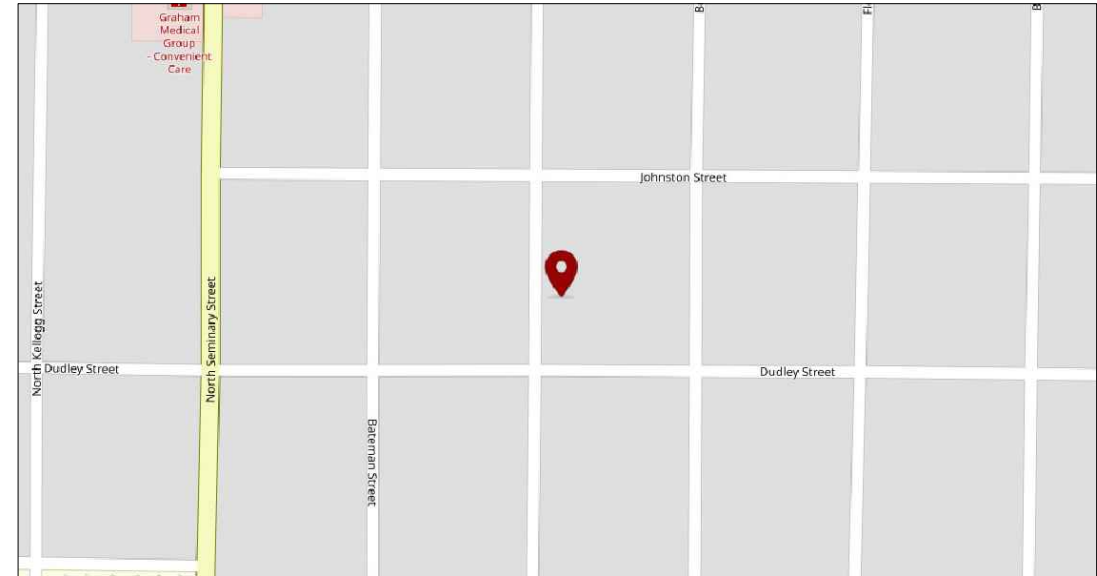
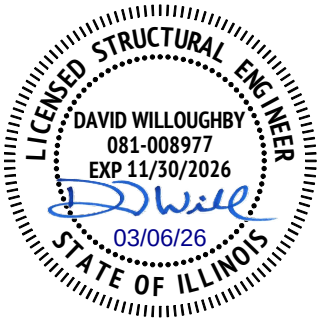


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PV-8	MCI CHART
PV-9	SAFETY PLAN
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APPENDIX	MANUFACTURER SPECIFICATION SHEETS

THIS SYSTEM DESIGNED WITH:
WIND SPEED: 115
WIND EXPOSURE: B
SNOW LOAD: 30



Seal applies exclusively to structural items and excludes all else, including civil and survey information.

SYSTEM SIZE
PV SYSTEM (DC): 13.120 kW
PV SYSTEM (AC): 11.5kW @ 240V
BATTERY SYSTEM: 13.5KWH

CLIENT DETAILS
CORRINE LITTLE
1037 WILLARD STREET, GALESBURG, IL 61401
AHJ: CITY OF GALESBURG
UTILITY: AMEREN ILLINOIS
METER: 72987871
APN: 99-11-106-005
EMAIL: DICORIL@AOL.COM
FINANCE: SUNRUN LEASE

SYSTEM DETAILS
MODULES: 32 X HANWHA QCELL: Q.PEAK DUO BLK ML-G10.C+ 410
INVERTER 1: TESLA POWERWALL 3 INTEGRATED (PART/SKU: TESLA POWERWALL 3 INTEGRATED)
BATTERY: 1 X TESLA: POWERWALL 3

REVISIONS		
NO.	REVISED BY	DATE
2	A.M.	01/23/2026
3	N.R.	02/17/2026
4	T.L.	03/05/2026

FREEDOM FOREVER ILLINOIS, LLC
1000 REMINGTON RD., SCHAUMBURG, IL 60173
Tel: (888) 557-6431
GREG ALBRIGHT

CONTRACTOR LICENSE:
19-0021

PROJECT DETAILS			
JOB NO:	DATE:	DESIGNED BY:	SHEET:
607640	03/05/2026	T.L.	PV-1

LEGEND:

OBSTRUCTION

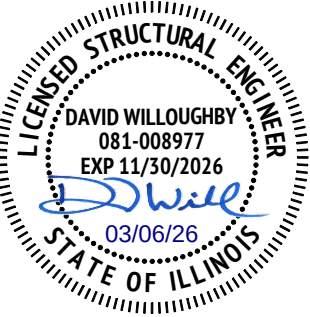
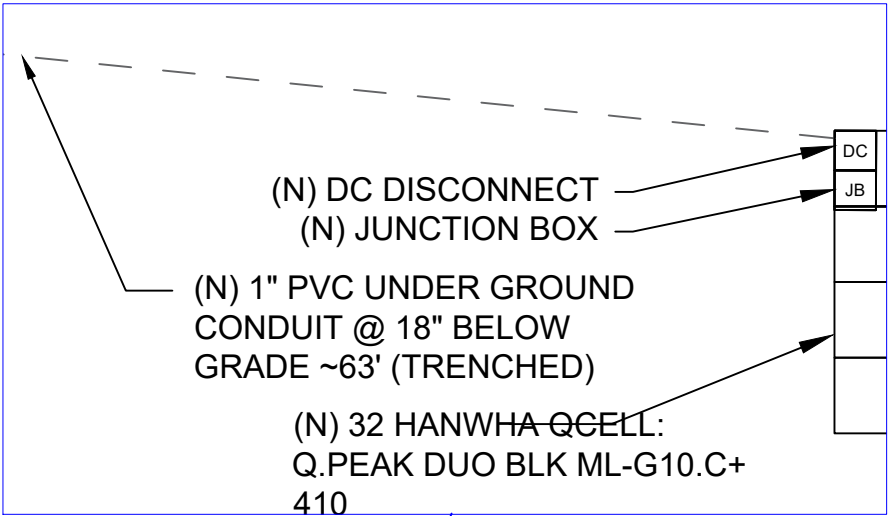
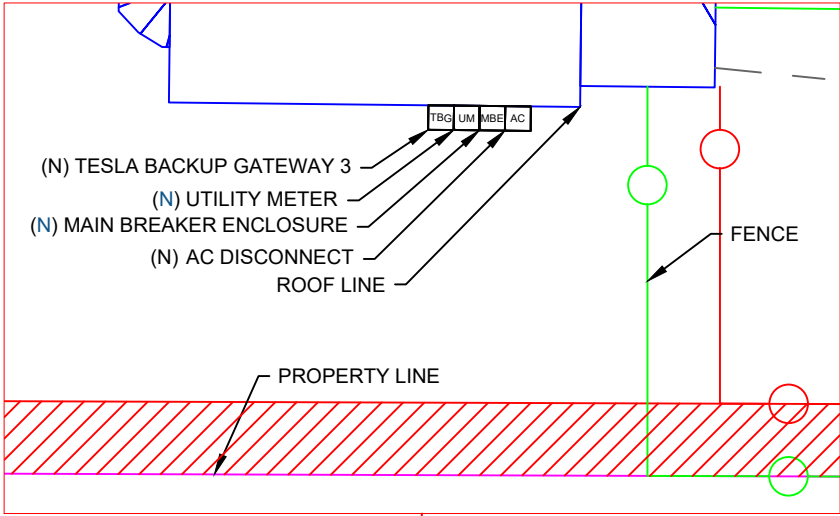
PIPE VENT

32 HANWHA QCELL: Q.PEAK DUO BLK ML-G10.C+ 410

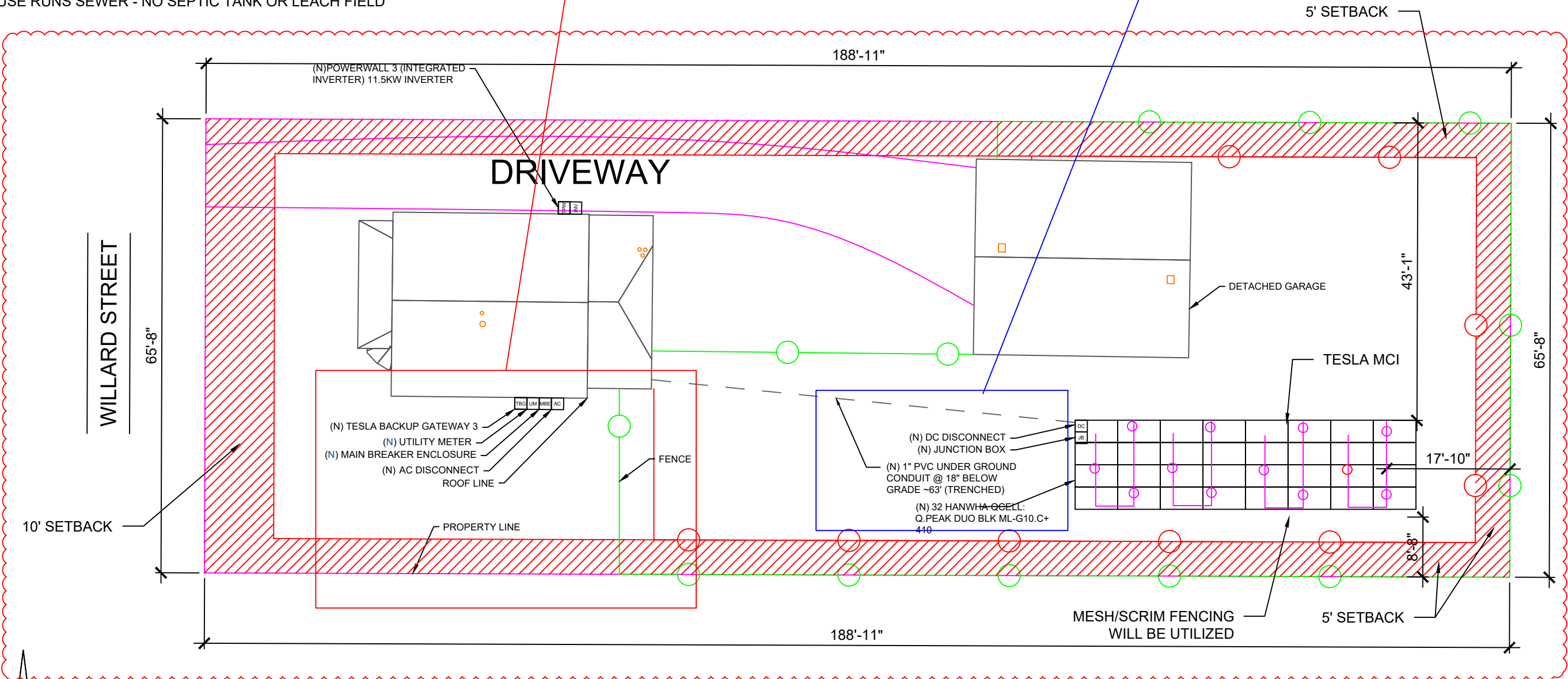
18" SETBACK

36" SETBACK

SYSTEM DISTRIBUTED WEIGHT: 2.79 LBS
THIS SYSTEM DESIGNED WITH:
WIND SPEED: 115
WIND EXPOSURE: B
SNOW LOAD: 30
HOUSE RUNS SEWER - NO SEPTIC TANK OR LEACH FIELD



Seal applies exclusively to structural items and excludes all else, including civil and survey information.



SYSTEM SIZE

PV SYSTEM (DC): 13.120 kW
PV SYSTEM (AC): 11.5kW @ 240V
BATTERY SYSTEM: 13.5KWH

CLIENT DETAILS
CORRINE LITTLE
1037 WILLARD STREET, GALESBURG, IL 61401
AHJ: CITY OF GALESBURG
UTILITY: AMEREN ILLINOIS
METER: 72987871
APN: 99-11-106-005
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SYSTEM DETAILS
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INVERTER 1: TESLA POWERWALL 3 INTEGRATED (PART/SKU: TESLA POWERWALL 3 INTEGRATED)
BATTERY: 1 X TESLA: POWERWALL 3

REVISIONS		
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2	A.M.	01/23/2026
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4	T.L.	03/05/2026



FREEDOM FOREVER ILLINOIS, LLC
1000 REMINGTON RD., SCHAUMBURG, IL 60173
Tel: (888) 557-6431
GREG ALBRIGHT

CONTRACTOR LICENSE:
19-0021

SITE PLAN			
JOB NO:	DATE:	DESIGNED BY:	SHEET:
607640	03/05/2026	T.L.	PV-2

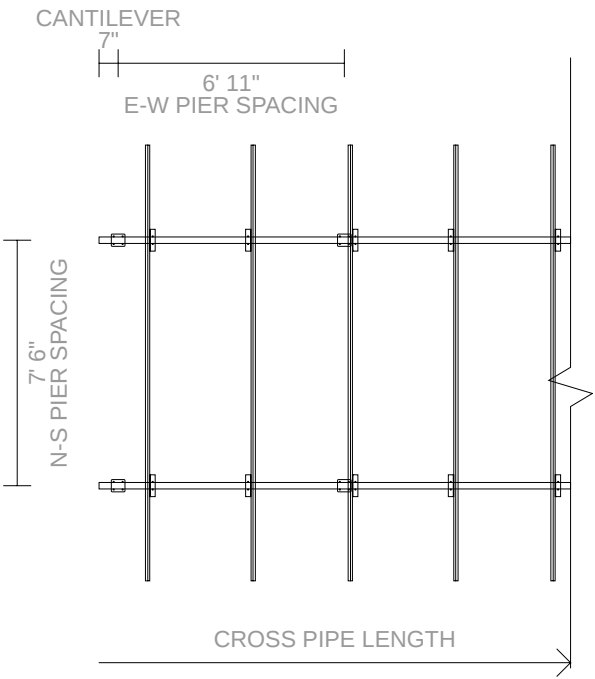
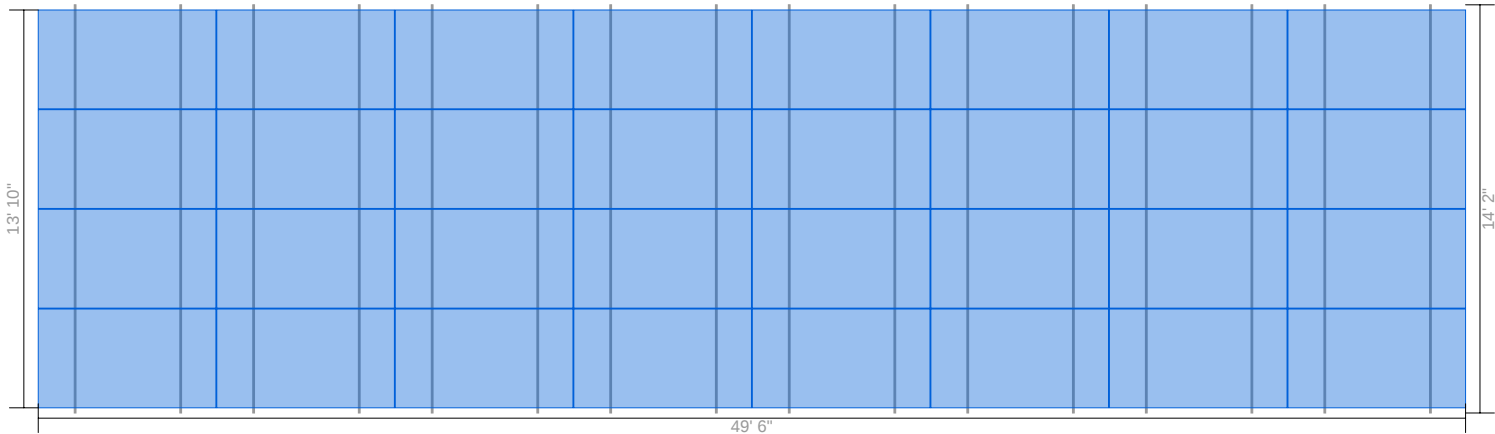


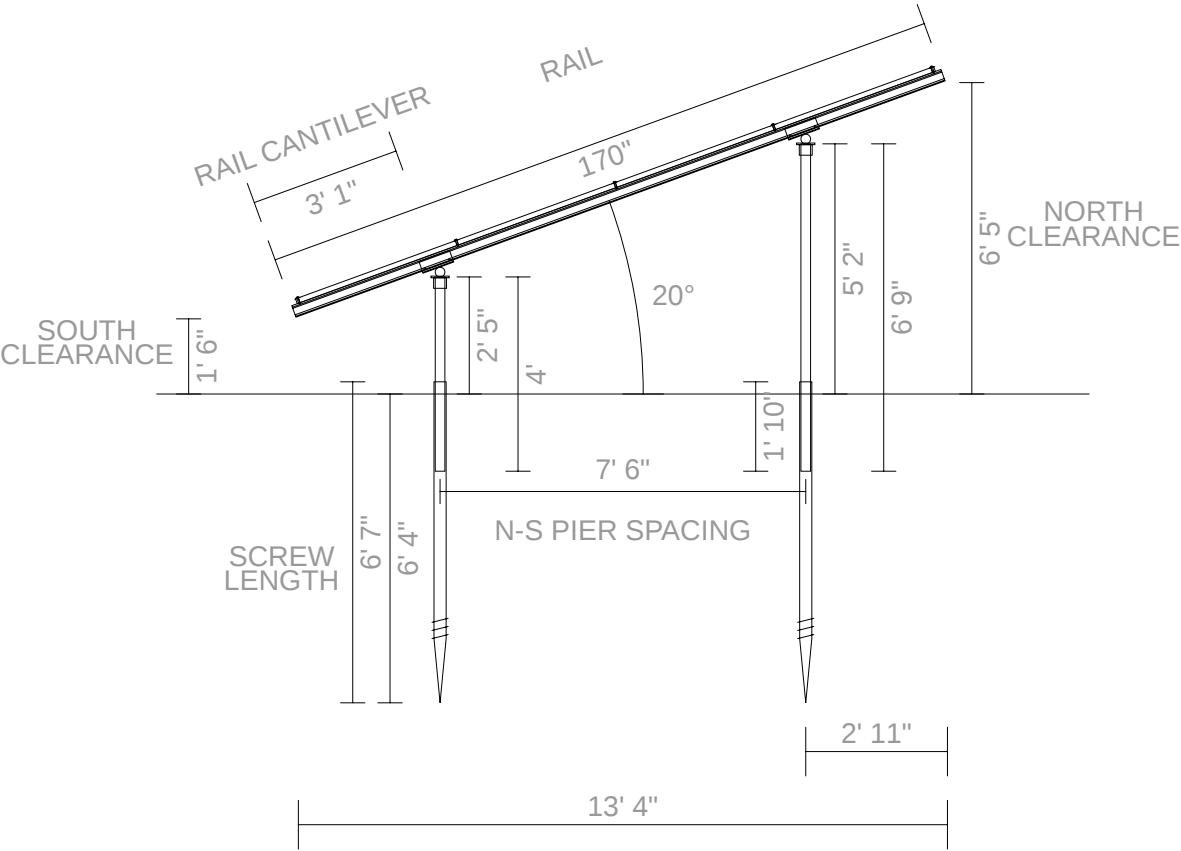
SITE PLAN
SCALE: 1/16" = 1'-0"

1

4 3 1

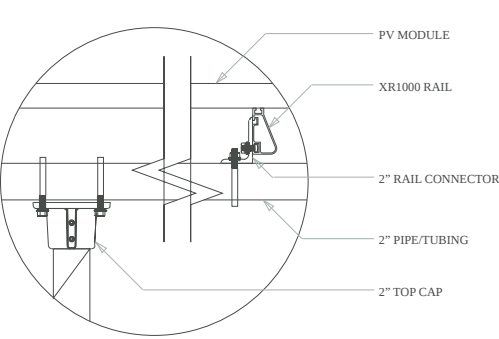
Sub array #1					
Rows	4	Columns	8	# Arrays	1
Area	49' 6" (EW) × 14' (NS)	Rail type	XR1000	Diagonal bracing	no
E/W spacing	6' 11"	Rail cantilever	3' 1"	Pipe cantilever	7"
Piers/array	16	Total south piers	8 (4')	Total north piers	8 (6' 9")
Total cross pipes	2 (49' 6")	Total pipe length	184' 8"		
Shear	455 lbs	Moment	1,138 ft-lbs	Uplift	-797 lbs



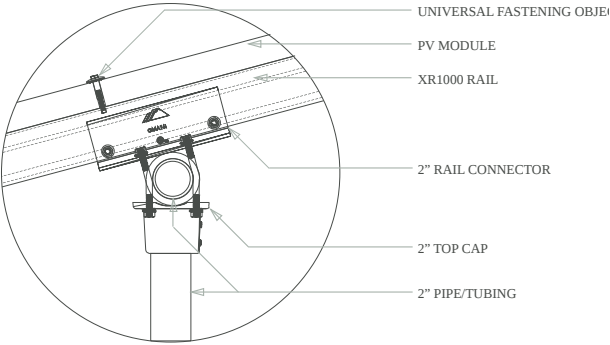


Pipe Fitting Detail

XR1000 Rail



Front View



Side View

VARIANCE APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

Freedom Forever Illinois, LLC, requesting variance for ground mounted

PETITIONER INFORMATION:

Freedom Forever	8635 N Industrial Rd. Peoria, IL	
Primary contact name	Mailing address	City, State, Zip
309-219-9021		permitpeoria@freedomforever.co
Phone	Fax	Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Applicant	Tiffany Harrison	Freedom Forever LLC	8635 N Industrial Rd. Peoria, IL 61615	
Owner(s)	Corrine Little	1037 Wilard St. Galesburg, IL	319-759-379	
Developer(s)				
Engineer				
Surveyor				
Agent/Attorney				

SITE INFORMATION:

8,448 sq ft	1037 Willard Street, Galesburg, IL	99-11-106-00
Acres	Site address or location	Property Identification Number (PIN)

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

Section 152.123 (I) (3)

ZONING INFORMATION:

Residential

Current Zoning

Single Family Dwelling

Existing Land Use



Planning & Zoning Commission Meeting

Agenda Item Overview

March 24, 2026

AGENDA ITEM: PZ-26-0302 Minor Plat of the 144 N. Broad Street Subdivision.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Minor Plat during their February 4, 2026 meeting and recommend approval.

BACKGROUND: This proposed two lot subdivision is located at 128 - 144 North Broad St. The current owner is proposing to subdivide the property into 2 lots. Proposed Lot 1 on the south side will be approximately 0.09 acres. The owner intends on keeping ownership of this lot. Proposed Lot 2 on the north side will be approximately 0.14 acres. The property owner plans to sell this lot.

The existing building on proposed Lot 1 shares the sanitary sewer with the building on proposed Lot 2. This will remain and a Notice of Shared Sewer Connection with Easement Rights will be signed and recorded.

The plat also shows a new 20 foot water line easement will be along the rear of the lots and a Water Line Easement document will be signed by all parties and recorded. A new water line will be installed so that both proposed Lot 1 and Lot 2 will have their own separate water service lines.

The property is currently zoned B-3, Central Business.

KNOX COUNTY Zoning		Land Use
North	B-3, Central Business	Restaurant
West	B-2, General Commercial	Parking Lot
East	B-3, Central Business	Office
South	B-2, General Commercial	Retail

It is anticipated this item will go to the City Council at their April 6, 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,
128 N Broad St

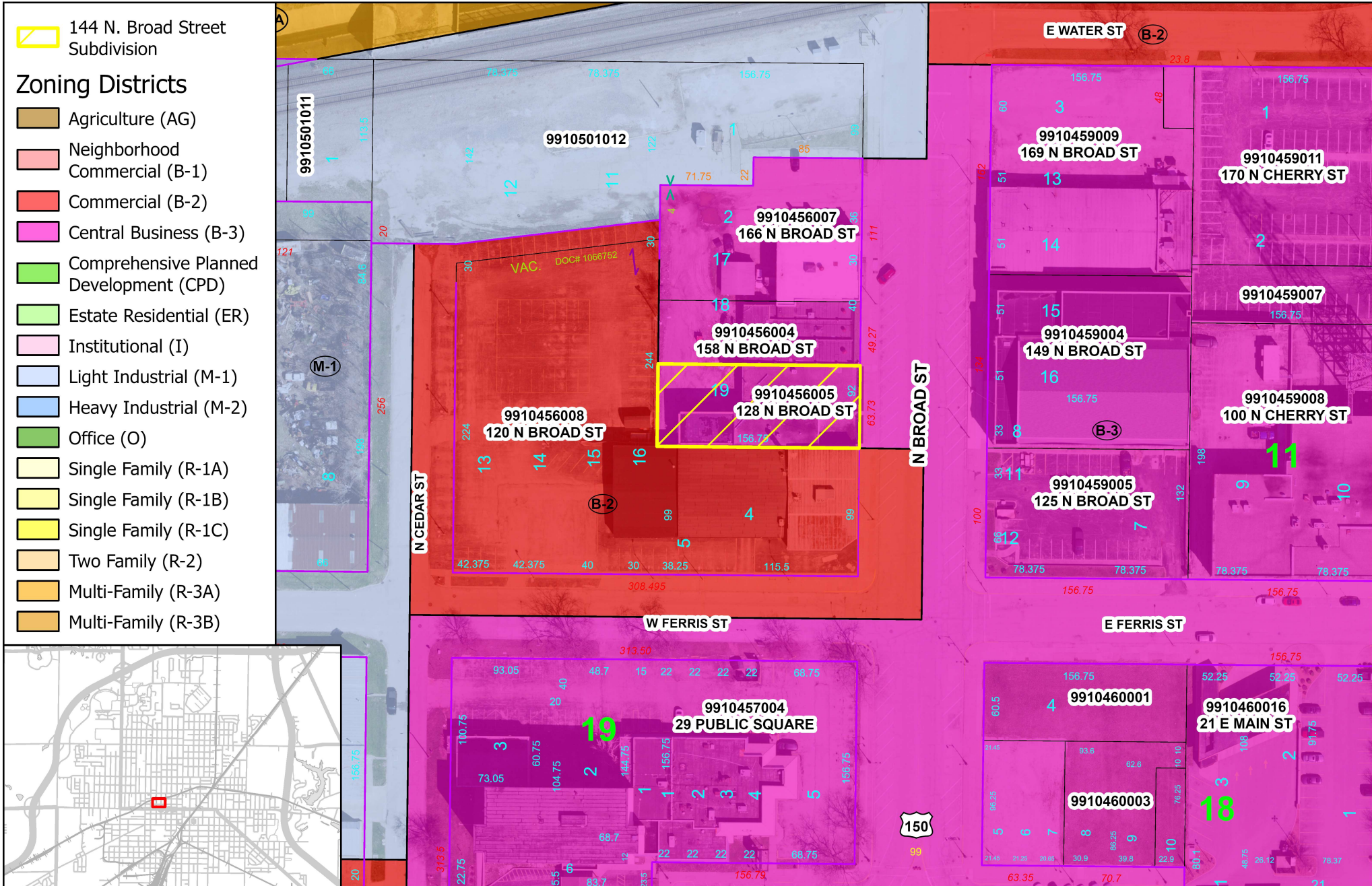
0 10 20 40 60
Yards



 144 N. Broad Street
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

January 28, 2026

SUBDIVISION PLAT APPLICATION

(pd) 1/27/26
\$150
check # 1077

Subdivision Name: 144 N. Broad St.

- ☐ 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:

<u>Lance C Aten</u>	<u>1061 Spoken Ln</u>	<u>Galesburg, IL 61401</u>
Primary contact name	Mailing address	City, State, Zip
<u>309-221-2456</u>	<u>309-351-7914</u>	<u>lance@atennorth.com</u>
Phone	Fax	Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Owner(s)	<u>Lance C & Laurel B Aten</u>		<u>1061 Spoken Ln</u> <u>Galesburg, IL 61401</u>	<u>309-221-2456</u>
Developer(s)	<u>The Jones Corporation</u>		<u>246 Bauer Rd</u> <u>Morris</u>	<u>309-833-2534</u>
Engineer	<u>Cody Basham</u>	<u>Klinger & Associates</u>		<u>309-343-1268</u>
Surveyor				
Agent/Attorney	<u>Blake Law Office (Jim Blake)</u>			<u>309-343-3155</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).

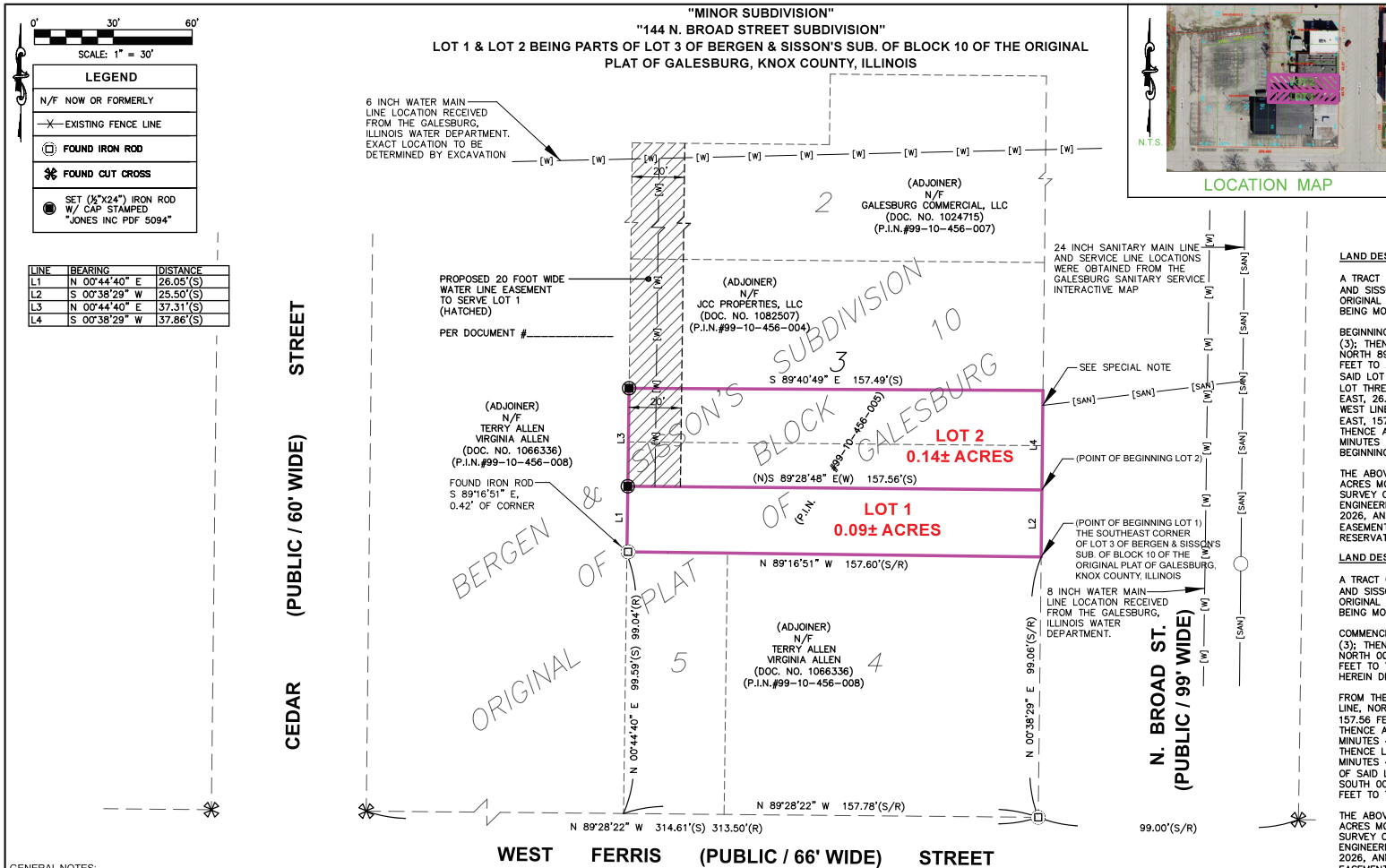
I/we hereby affirm that I/we have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signer invites City representatives to make all reasonable inspections, investigations 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.

<u>Lance C Aten</u>	<u>Lance C Aten-Primary</u>	<u>12/8/25</u>
<u>Laurel B Aten</u>	<u>Laurel B Aten</u>	<u>12/8/25</u>
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
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LAND DESCRIPTION LOT 1:

A TRACT OF LAND BEING PART OF LOT THREE (3) OF BERGEN AND SISSON'S SUBDIVISION OF BLOCK TEN (10) OF THE ORIGINAL PLAT OF GALESBURG, KNOX COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT THREE (3); THENCE ALONG THE SOUTH LINE OF SAID LOT THREE (3), NORTH 89 DEGREES 16 MINUTES 51 SECONDS WEST, 157.60 FEET TO A SET IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT THREE (3); THENCE ALONG THE WEST LINE OF SAID LOT THREE (3), NORTH 00 DEGREES 44 MINUTES 40 SECONDS EAST, 26.05 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 28 MINUTES 48 SECONDS EAST, 157.56 FEET TO THE EAST LINE OF SAID LOT THREE (3); THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 38 MINUTES 29 SECONDS WEST 25.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 0.09 ACRES MORE OR LESS, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY 2026, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION LOT 2:

A TRACT OF LAND BEING PART OF LOT THREE (3) OF BERGEN AND SISSON'S SUBDIVISION OF BLOCK TEN (10) OF THE ORIGINAL PLAT OF GALESBURG, KNOX COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT THREE (3); THENCE ALONG THE EAST LINE OF SAID LOT THREE (3), NORTH 00 DEGREES 38 MINUTES 29 SECONDS EAST, 25.50 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 28 MINUTES 48 SECONDS WEST, 157.56 FEET TO THE WEST LINE OF SAID LOT THREE (3); THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 44 MINUTES 40 SECONDS EAST, 37.31 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 40 MINUTES 49 SECONDS EAST, 157.49 FEET TO THE EAST LINE OF SAID LOT THREE (3); THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 38 MINUTES 29 SECONDS WEST, 37.86 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 0.14 ACRES MORE OR LESS, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY 2026, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.



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 "144 NORTH BROAD STREET 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 1709500278E, DATED AUGUST 2, 2011. THIS LAND IS WITHIN 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: 2026-007

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

DATED: JANUARY 27, 2026
MY LICENSE EXPIRES NOVEMBER 30, 2026

GENERAL NOTES:

- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
- TOTAL AREA: LOT 1 = 0.09± ACRES
LOT 2 = 0.14± ACRES
- FIELD WORK COMPLETED JANUARY 23, 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 WARRANTY DEED TO LANCE C. ATEN AND LAUREL B. ATEN, RECORDED AS DOCUMENT NUMBER 1044712, IN THE KNOX COUNTY, ILLINOIS RECORDER'S OFFICE.
- ZONING: LOT 1 & LOT 2 ARE CURRENTLY ZONED "CENTRAL BUSINESS". BUILDING SET-BACK REQUIREMENTS: FRONT = 0 FOOT MIN.
SIDE = 0 FOOT MIN.
REAR = 0 FOOT MIN.
- THIS IS AN EXISTING BUSINESS PROPERTY THAT IS ON THE CITY OF GALESBURG WATER AND SEWER SYSTEMS.
- PLEASE NOTE THAT THE NORTHERN AND SOUTHERN EDGES OF THE EXISTING BUILDINGS ON BOTH LOT 1 AND LOT 2 ARE THE BOUNDARY LINES.
- NO EASEMENTS OF RECORD FOR PUBLIC USE, SERVICE, DRAINAGE OR UTILITIES.
- WRITTEN CONFIRMATION FROM UTILITY COMPANIES NEEDED AS THERE ARE NO PROPOSED EASEMENTS REQUIRED.
- WATER SUPPLY IS NOW AND WILL BE THE CITY OF GALESBURG, ILLINOIS WATER SERVICE.
- THE SEWAGE DISPOSAL FACILITIES IS NOW AND WILL BE PROVIDED BY THE GALESBURG SANITARY DISTRICT.

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
COUNTY OF KNOX) SS

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

CITY OF GALESBURG PLANNING AND ZONING COMMISSION
CITY OF GALESBURG

STATE OF ILLINOIS)
COUNTY OF KNOX) SS

EXAMINED AND APPROVED BY THE CITY OF GALESBURG

THIS ____ DAY OF ____, 2026, A.D.

CITY CLERK CITY OF GALESBURG

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF KNOX) SS

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT _____ 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 AN VOLUNTARY ACT.

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

NOTARY PUBLIC

SPECIAL NOTE: THE EXISTING BUILDING ON LOT 1 DOES NOT HAVE AN EXISTING SANITARY SEWER SERVICE. IT WILL SHARE THE SANITARY SEWER SERVICE WITH THE EXISTING BUILDING ON LOT 2.

OWNER

STATE OF ILLINOIS)
COUNTY OF KNOX) SS

WE, LANCE C. ATEN & LAUREL B. ATEN, 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 AND WARREN COUNTIES, ILLINOIS, AS OF THIS DATE.

LANCE C. ATEN & LAUREL B. ATEN DATE ____

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 ____ DAY OF ____, 2026, A.D.

COUNTY CLERK

C/O KORI JENSEN
CENTURY 21 / TUCKER SWANSON
782 N. HENDERSON STREET
GALESBURG, ILLINOIS 61401

144 NORTH BROAD STREET
SUBDIVISION
CURRENTLY
PIN #99-10-456-005

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



DRAWN BY

RLE

CHECKED BY

RPJ/CTF

DATE

01/27/2026

2026-007

Sheet Number

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