



Planning and Zoning Commission Agenda

City Council Chambers

August 18, 2026

5:30 p.m.

Call to Order

Approve Minutes of the July 21, 2026 meeting

Update Past Planning and Zoning Commission items

Receive General citizen comments

PZ-26-0801 Public Hearing Amendment to Preannexation Agreement to modify the zoning, located at 604 US Hwy 150 E.

Adjournment

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

DATE: July 21, 2026, 5:30 p.m.

PLACE: City Council Chambers, 55 West Tompkins Street, Galesburg, IL

MEMBERS PRESENT: Katina Cochrane, Ardennia Leahy, Mark Lee, Carla Markwart, Steve McKelvie, Jason Paulsgrove, Dusty Scott, Mark Thomas, 8.

MEMBERS ABSENT: None.

OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairperson declared quorum present.

Approve Minutes of the June 23, 2026 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Amendment to the Flood Damage Prevention Ordinance. This will be placed on an upcoming Council agenda for consideration.

Receive Citizen Comment

None Received.

PZ-26-0701	Public Hearing	Variance for two wall signs, increased size and not facing a street, located at 247 S Seminary St
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The Commission members considered the following items:

- The granting of the variance would not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values within the adjacent area.
- The granting of the requested variance would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

- The Development Review Committee reviewed the request at their June 3, 2026 meeting and recommended approval.

Member Markwart moved, seconded by Member McKelvie to approve.

Roll Call #1

Ayes: Cochrane, Leahy, Lee, Markwart, McKelvie, Paulsgrove, Scott, Thomas, 8.
 Nays: None.
 Abstentions: None.

Chairperson declared the motion approved

**PZ-26-0702 Public Preannexation Agreement for Property Identification
 Hearing Numbers 95-34-301-001 and 05-34-301-003,
 generally located east of 531 W Carl Sandburg Dr and
 west of 3175 N Henderson St**

Members asked several questions, including why the developer wanted to annex, why they chose a site adjacent to residential, how long their lease would be and can the property be returned to agricultural after the useful life of the panels ends.

Kiersten Sheets, Trajectory Energy Partners, was sworn in by the Chairperson. Ms. Sheets stated the company is seeking to annex because the proposed project would currently be on two properties and one is in the City and one is in the County. The company would prefer the entire project be within one jurisdiction. The lease is currently for a period of 40 years. The company will sign an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture that lays out rules to make sure the land can be returned to be farmed again. Native pollinators will also be planted and used throughout the life of the project that will help the soil be ready to go back to agriculture after 40 years. Ms. Sheets also stated the company has been working with the neighbors through multiple meetings and currently have proposed an 8-foot vinyl privacy fence that would be approximately 20 feet from the east property line adjacent to the residential rear yards, then the solar panels would be an additional 25 feet from the fence. The company does not have current plans to install solar panels on the portion of the parcel north of US 34 because there is not adequate electrical infrastructure to tie into. Annexing the property would provide increased tax revenue to the city and public schools. Property owners would be able to subscribe and get reductions on their electrical bills. The company has not yet submitted for the Special Use Permit.

Matthew Gates was sworn in by the Chairperson and addressed the commission by stating he retired from Ameren after 43 years. He believes all the solar is taking away options to construct residential homes, most people don't want solar in their backyard and such projects are better located in commercial or industrial areas and does not believe such projects create much revenue aside from jobs during construction.

Noelle Butler was sworn in by the Chairperson and said she attended two of the neighborhood meetings. She spoke to the Knox County Zoning Department, and their solar ordinance requires a 200-foot setback for commercial solar projects. She also mentioned that the proposed solar panels may at times reach a height of 20 feet, which would be visible above the proposed 8-foot fence. She found research papers that suggest property values of residential properties near solar development can negatively impact the residential value depending upon proximity. She also contacted one of the researchers and they suggested a glare study be requested.

Shirley Mosley was sworn in by the Chairperson and stated she has lived in her home for 42 years and remembers when searching for a home the realtor stated the most important thing is location, location, location. She mentioned the solar development will be using Field Dr as the access point for the project and was concerned about traffic flows. She also noted that on 3 sides of the proposed project it will be chain link fence and the panels will be visible and not aesthetically pleasing to those who travel past the project.

Debra Florio was sworn in by the Chairperson and said she has lived in the residence for 13 years and the proposed solar would abut her rear yard. She had a concern about the trash that blows from commercial areas building up against the proposed fence surrounding the solar project and who would be responsible for cleaning that up.

Ken Springer, Knox County Area Partnership, was sworn in by the Chairperson and stated his organization has worked closely with Trajectory since 2017. The company makes an effort to compromise with neighbors. He encouraged people to visit other solar projects around the city.

The Commission members considered the following items:

- The proposed amendment is not consistent with the intent of the Comprehensive Plan's Future Land Use Map.

Member Cochrane moved, seconded by Member Scott to recommend denial.

Roll Call #2

Ayes: Cochrane, Leahy, Lee, Markwart, McKelvie, Paulsgrove, Scott, Thomas, 8.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

**PZ-26-0703 Public
Hearing**

**Preannexation Agreement for Property Identification
Numbers 09-04-300-018 and 09-04-100-006,
generally located in the 1600 block of W Carl
Sandburg Dr.**

It was noted that with the previous item Trajectory stated they wanted to annex because that project would have spread across two jurisdictions, but this one is currently all in the County so

why do they want to annex. Ms. Sheets stated they are doing it to benefit the city and mentioned the increased property taxes that would go to various taxing bodies. The estimated total project cost investment is \$26 million, the total tax revenue from all proposed solar projects would be about \$770,000 per year and that it was projected there would be approximately an annual savings of \$277,000 to all those who subscribed.

Jen Clayton was sworn in by the Chairperson and stated she lives across from the proposed solar project that will be discussed tonight (Agenda item PZ-26-0703). She would like to know why this company chose these properties to develop when they are adjacent to residential. She also stated the proposed solar project would be directly visible from their rear yard and was also concerned about aesthetics and potential effect on property value.

Ms. Sheets did acknowledge they conduct market studies to determine locations close to areas they can tie into the electrical grid and then narrow down potential sites by talking to property owners who may be willing to consider a lease.

Ms. Sheets also mentioned they had an initial open house at the public library and mailed out information to everyone within one-half mile of the proposed project and only one person showed up. A Commission member mentioned they live within that radius and did not receive the information.

Chad Clayton was sworn in by the Chairperson and said he had talked to three neighbors and none of them knew about the neighborhood meetings Trajectory held. He also believes the proposed property being discussed would be better suited for residential development.

The Commission members considered the following items:

- The proposed amendment is not consistent with the intent of the Comprehensive Plan's Future Land Use Map.

Member Lee moved, seconded by Member Leahy to recommend denial.

Roll Call #3

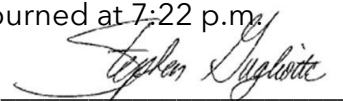
Ayes: Cochrane, Leahy, Lee, Markwart, McKelvie, Paulsgrove, Scott, Thomas, 8.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 7:22 p.m.



Steve Gugliotta, Director of Community Development



Planning & Zoning Commission Meeting

Agenda Item Overview

August 18, 2026

AGENDA ITEM: PZ-26-0801 Amendment to Preannexation Agreement with National Coatings, Inc, located at 604 US Hwy 150 E.

SUMMARY RECOMMENDATION: The Development Review Committee members considered the request at its August 5, 2026 meeting and recommended approval.

BACKGROUND: At the September 18, 2023 Council meeting a Preannexation Agreement was approved through Resolution 23-49. The Agreement provided for the selling of city water to the company, and they would annex into the city within ten years under the M1, Light Industrial zoning district. The company now desires to annex into the city, but prefers the M2, Heavy Industrial zoning district, which will require an amendment to the Preannexation Agreement.

The property is currently zoned M, Restricted Industrial by Knox County.

Zoning		Land Use
North	M2, Heavy Industrial (in city)	Business Park
West	M-1, Light Industrial (in city)	Residence
East	A, Agriculture (in county)	US Hwy 150
South	M, Restricted Industrial (in county)	Packaging Services

It is anticipated that the Planning & Zoning Commission recommendation would go before City Council at their September 8, 2026 and September 21, 2026 meeting.

SUPPORTING DOCUMENTS:

1. Aerial - General location
2. Annexation Plat
3. Agreement to amend Preannexation Agreement
4. Resolution

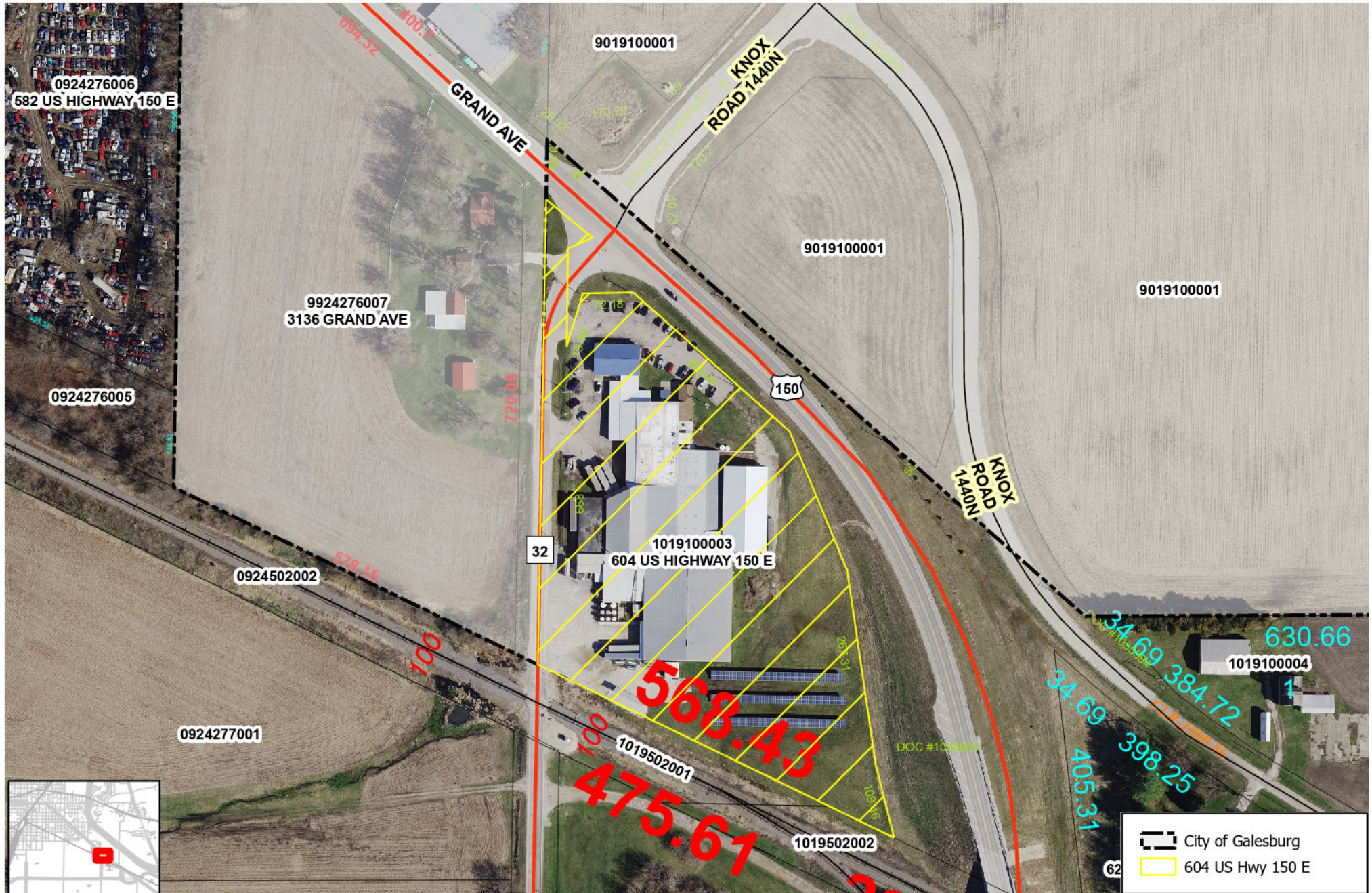
cc: File Copy



Community Development Department

604 US Hwy 150 E

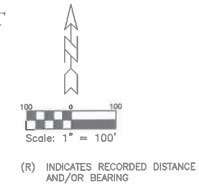
General Location



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

July 26, 2026

ANNEXATION EXHIBIT **PART OF THE WEST 1/2 OF SECTION 19, TOWNSHIP 11 NORTH, RANGE 2 EAST** **OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS**

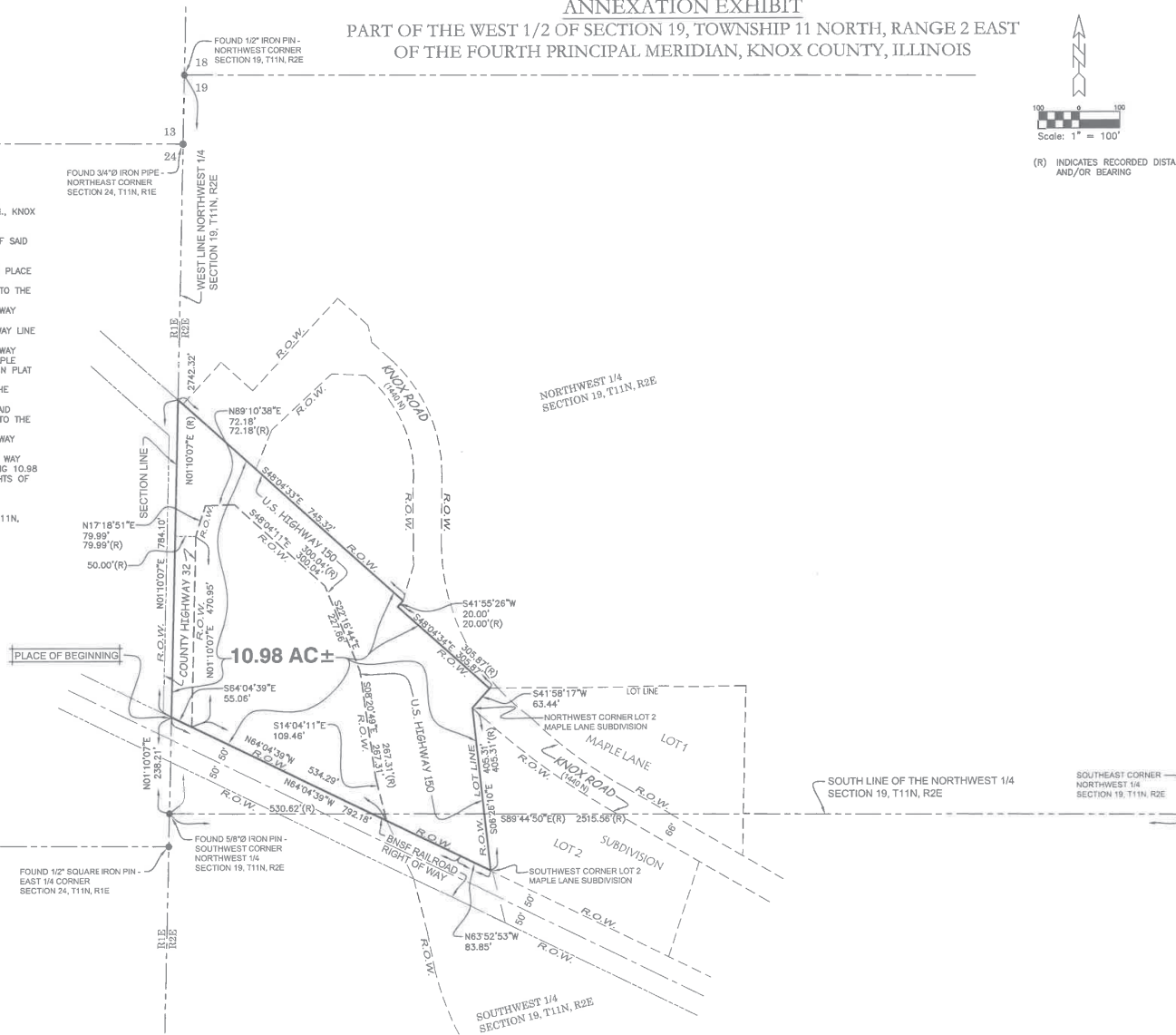


ANNEXATION DESCRIPTION:

PART OF THE WEST 1/2 OF SECTION 19, T11N, R2E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 19;
 THENCE N01°10'07"E 238.21' ALONG THE SECTION LINE TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD AND THE PLACE OF BEGINNING;
 THENCE CONTINUING N01°10'07"E 784.10' ALONG THE SECTION LINE TO THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 150;
 THENCE S48°04'33"E 745.32' ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 150;
 THENCE S41°55'26"W 20.00' ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 150;
 THENCE S48°04'34"E 305.87' ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 150 TO THE NORTHWESTERLY LINE OF MAPLE LANE SUBDIVISION AS PER PLAT FILED FOR RECORD APRIL 19, 1978 IN PLAT BOOK 19, PAGE 99 IN THE OFFICE OF THE KNOX COUNTY RECORDER;
 THENCE S41°58'17"W 63.44' ALONG SAID NORTHWESTERLY LINE TO THE NORTHWEST CORNER OF LOT 2 IN SAID MAPLE LANE SUBDIVISION;
 THENCE S06°26'10"E 405.31' ALONG THE WEST LINE OF LOT 2 IN SAID MAPLE LANE SUBDIVISION TO THE SOUTHWEST CORNER THEREOF AND TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD;
 THENCE N63°52'53"W 83.85' ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD;
 THENCE N64°04'39"W 792.18' ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD TO THE PLACE OF BEGINNING, CONTAINING 10.98 ACRES MORE OR LESS, SUBJECT TO ESTABLISHED ROAD/HIGHWAY RIGHTS OF WAY AND SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.

NOTE: THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 19, T11N, R2E IS ASSUMED TO BEAR N01°10'07"E.



NOTES:

1. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
2. THIS EXHIBIT AND THE DESCRIPTION SHOWN HEREON IS FOR THE ANNEXATION OF THE ABOVE DESCRIBED PROPERTY TO THE CITY OF GALESBURG, ILLINOIS.

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NON-REDUCED SHEET SIZE: 30"X42"
 FULL SIZED DRAWING HAS BEEN PREPARED USING STANDARD SCALES. REDUCED SIZE DRAWINGS MAY NOT CONFORM TO STANDARD SCALES.

DRAWN: GEP CHECKED: M BOOK: 0838 PAGE: 67 NO. _____

KLINGNER & ASSOCIATES, P.C.
 Engineers • Architects • Surveyors

Burlington, Iowa
 215 W. 4th Street, Suite 100
 513.753.3611

REVISIONS: _____

ANNEXATION EXHIBIT
 REQUESTED BY
NATIONAL COATINGS INC.

Chambers, IL • Hannibal, MO
 Galesburg, IL • Peoria, IL • Danvers, IL
 Champaign, IL • Carbondale, IL

BY: APPR: DATE

DATE: 07/8/26
 DRAWING NO.
 4795-2
 25-2046
 SHEET NO.
 1 OF 1

CITY OF GALESBURG, IL

AGREEMENT TO AMEND PREANNEXATION AGREEMENT

PART OF THE WEST 1/2 OF SECTION 19, T11N, R2E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 19; THENCE N01°10'07"E 238.21' ALONG THE SECTION LINE TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD AND THE PLACE OF BEGINNING;

THENCE CONTINUING N01°10'07"E 784.10' ALONG THE SECTION LINE TO THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 150; THENCE S48°04'33"E 745.32' ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 150; THENCE S41°55'26"W 20.00' ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 150; THENCE S48°04'34"E 305.87' ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 150 TO THE NORTHWESTERLY LINE OF MAPLE LANE SUBDIVISION AS PER PLAT FILED FOR RECORD APRIL 19, 1978 IN PLAT BOOK 19, PAGE 99 IN THE OFFICE OF THE KNOX COUNTY RECORDER; THENCE S41°58'17"W 63.44' ALONG SAID NORTHWESTERLY LINE TO THE NORTHWEST CORNER OF LOT 2 IN SAID MAPLE LANE SUBDIVISION; THENCE S06°26'10"E 405.31' ALONG THE WEST LINE OF LOT 2 IN SAID MAPLE LANE SUBDIVISION TO THE SOUTHWEST CORNER THEREOF AND TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD; THENCE N63°52'53"W 83.85' ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD; THENCE N64°04'39"W 792.18' ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD TO THE PLACE OF BEGINNING, CONTAINING 10.98 ACRES MORE OR LESS, SUBJECT TO ESTABLISHED ROAD AND/OR HIGHWAY RIGHTS OF WAY AND SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.

NOTE: THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 19, T11N, R2E IS ASSUMED TO BEAR N01°10'07"E.

Common Address: 604 US Highway 150 E

Property Identification Numbers: 10-19-100-003

Submitted by:
Kelli R. Bennewitz
City Clerk
City of Galesburg

Return to:
Kelli R. Bennewitz
City Clerk
City of Galesburg
P.O. Box 1387
Galesburg, IL 61401

AGREEMENT TO AMEND PREANNEXATION AGREEMENT

This agreement entered into this _____ day of _____, 2026 by and between the City of Galesburg, Knox County, Illinois, a municipal corporation, whose principal business address is 55 West Tompkins Street, Galesburg, Illinois, 61401, hereinafter referred to as "CITY" and National Coatings, Inc., whose principal address is 604 US Hwy 150 E, Galesburg, IL 61402-1314, hereinafter referred to as "Owner".

WHEREAS, the CITY and Owner had entered into a Preannexation Agreement dated September 18, 2023; and

WHEREAS, the parties hereto wish to amend Section 10. Zoning. to provide for a different zoning district upon annexation and allow the option of requesting Zoning Amendments;

Now, THEREFORE, for good and valuable consideration the parties hereto agree:

1. That Section 10. Zoning. be amended by deleting the language and inserting the following instead:

At the time the parcel as described in Exhibit A is annexed into the City, said parcel shall be zoned M2, Heavy Industrial. In future years, Zoning Amendments shall be allowed to be requested through the Zoning Map Amendments process established by the City of Galesburg Code of Ordinances.

2. That all other terms conditions and covenants contained in said Preannexation Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the date first written above.

City: CITY OF GALESBURG, ILLINOIS
A Municipal Corporation

OWNER: National Coatings, Inc

By: _____
Peter Schwartzman, Mayor

By: _____
National Coatings, Inc

Attest: _____
Kelli R. Bennewitz, City Clerk

Attest: _____

RESOLUTION NO. _____

WHEREAS, the City of Galesburg, Knox County, Illinois (the "City") is a municipality and a home rule unit of government under Section 6 of the Article VII of the 1970 Constitution of the State of Illinois entered into a Preannexation Agreement dated September 18, 2023 with National Coatings, Inc for a property located at 604 US Hwy 150 E, Galesburg, IL, and

WHEREAS, National Coatings, Inc has requested an amendment to the preannexation agreement to modify the zoning district; and

WHEREAS, the City Council of the City of Galesburg must approve the amendment;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, ILLINOIS:

SECTION 1. That the amendment to the aforementioned preannexation agreement, said amendment shown as Exhibit 1 attached hereto and made a part of this resolution by reference, should be, and hereby is approved.

SECTION 2. That the Mayor be, and hereby is, authorized and directed to execute said amendment, and the City Clerk be, and she is, authorized and directed to attest said execution, all on behalf of said City.

SECTION 3. This resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Approved this ____ day of _____, 2026, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk