



City of Galesburg

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Lake Storey Expansion Study Frequently Asked Questions

1. When was the Lake Storey Expansion Phase I Feasibility Study approved?

Approval of the Phase I Lake Storey Expansion Feasibility Study was unanimously approved (7 ayes, 0 nays) at the February 3, 2020 City Council meeting. The [meeting agenda and e-packet](#) were posted on the City's website in advance of the meeting, as well as sent to regional media, in accordance with the practice for all City Council meetings. The meeting was also [streamed live on the City's website](#) and available to view on Comcast Channel 7. The total cost of the study was included in the publicly posted documents. The cost was quoted as \$50,000 plus an estimate of \$2,500 in reimbursable expenses. The final payment for the Phase I study was \$50,000 plus \$1,616.98 in reimbursable expenses.

2. When were the results of the Lake Storey Expansion Phase I Feasibility Study made available for review?

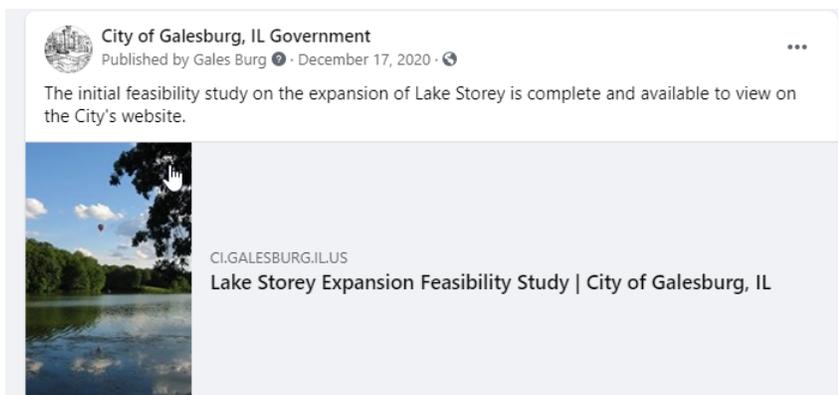
The preliminary results of the Phase I Lake Storey Expansion Feasibility Study were presented to the City Council at a City Council Work Session on September 28, 2020. The [meeting agenda, e-packet, and presentations](#) were posted on the City's website in advance of the meeting, as well as sent to regional media. The meeting and presentations made during the meeting, were also [streamed live on the City's website](#) and available to view on Comcast Channel 7.

The final version of the Phase I Feasibility Study was provided to City staff by the consultant for review on December 9, 2020. The review was finished, and the final document publicly shared on December 17, 2020.

[Link to news article on City's website](#)

[Link to social media post on Facebook](#)

[Link to social media post on Twitter](#)



3. When was the Lake Storey Expansion Phase II Feasibility Study proposed for approval?

The Lake Storey Expansion Feasibility Study Phase II was included on the January 4, 2021 City Council agenda for council consideration. The [meeting agenda and e-packet](#) were posted on the City's website in advance of the meeting, as well as sent to regional media, in accordance with the practice for all City Council meetings. The meeting was also [streamed live on the City's website](#) and available to view on Comcast Channel 7.

The item was tabled at this meeting. As it was not brought off the table at the next regular meeting of the City Council (January 19, 2021), the item died. It can be added to a future council agenda again, if desired, through the typical channels of adding new agenda items.

4. How much land would need to be acquired for the proposed project?

It is estimated that 925 acres is the minimum area needed to develop and maintain the expanded lake. The [boundary map included in the study](#) shows the boundaries of every parcel impacted by the lake with a total acreage of 1600 acres.

5. How many homes will need to be obtained for the proposed project?

There are a total of 79 parcels impacted by the lake at the 750' level. A total of 26 properties have buildings impacted by the projected lake level, with eight projected to be completely inundated. It must be noted that these projections are based on GIS estimates and no engineering or survey work has been completed. The actual level of the lake has also not been determined, which will have an impact on final numbers.

6. How many new homes are anticipated and at what price points for the proposed project?

The potential number of new homes in the full build out of the project over decades is a matter of development density and area and has not been determined in Phase I. Phase II will determine the overall percentage of area dedicated to parks, open space, and various types of development areas and associated densities – and thus total potential development over the long term.

For the purposes of establishing initial feasibility, Phase I utilized only the value of the 500 homes at an average sale price of \$300,000, which came directly from the demand projections in the [City's Comprehensive Plan](#), which was approved in 2019.

7. Why wasn't there public outreach conducted regarding the project?

The Phase I study evaluated initial feasibility of the project. Gathering public input is a focus included in the Phase II study, if the Phase II study is pursued.

Dated: 2/4/2021