



Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers

January 10, 2023

AGENDA

	Approve	Minutes of the December 20, 2022 meeting
	Update	Past Planning and Zoning Commission items
	Receive	General citizen comments
PZ-23-0101	Public Hearing	Special Use application to allow wood processing at 1745 S Henderson St.
PZ-23-0102	Public Hearing	Zoning Amendment, R1B, Single Family to AG, Agriculture, properties at the SW corner of Louisville Rd and S Academy St
PZ-23-0103	Public Hearing	Minor Plat of the Gale Village Resubdivision No 2
PZ-23-0104	Public Hearing	Zoning Amendment, R2 Two-Family to I Institutional, property west of Gale Village Dr

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

cc: Mayor	Alderpersons (7)
City Manager	City Attorney/Administrative Services Director
Fire Chief	Director of Public Works
Deputy City Clerk	City Engineer
Information Systems Supervisor	Executive Secretary
Construction Inspectors (3)	Buildings & Grounds
File Copy	News Media (7)

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
Tuesday, December 20, 2022 at 5:30 p.m.

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Mark Lee, Steve McKelvie, 4.
MEMBERS ABSENT: Ardennia Leahy, Neil Thomas, David Uhlmann, 3.
OTHERS PRESENT: Stephen Gugliotta AICP-Director of Community Development, Wayne Carl – Director of Public Works and Paul Mangieri – City Attorney.

Chairman declared quorum present.

Approve Minutes of the November 15, 2022 meeting
Member Lee moved to approve the minutes, seconded by Member McKelvie.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Minor Plat of the Cooke Subdivision. At their December 5th meeting, City Council approved the Minor Plat.
- Variances – Blue Grama Solar, 1400 Block S Farnham St were approved.

Receive Citizen Comment
None Received.

PZ-22-1201 Public Hearing Minor Plat of the Gale Village ReSubdivision No 2

PZ-22-1202 Public Hearing Zoning Amendment, R2 Two-Family to I Insitutional, property west of Gale Village Dr

Since both items on the agenda are related, it was decided to discuss them both.

Brent Zhorne, 2798 Montague Dr stated he believes the green public sign was not posted 10 days prior to the meeting as required by ordinance Section 152.017 (C) (2). He acknowledged the public notice in the newspaper and also the letters the city sent to adjacent property owners. He does not want to see Weber Rd extended out to the proposed subdivision as he feels it will create too much traffic and be a concern for the nearby school.

Ruth Dietrich, 2883 Montague Dr stated she has video from December 12th or 13th that would indicate a public hearing sign was not placed on the property. Ms Dietrich mentioned the zoning of the property has changed three times in the last ten years and does not want it to change again. She was concerned

because this proposed church sold items at its previous location and does not want to see this lot become a commercial use. Ms Dietrich also stated she spoke to two elected officials about the property.

The city attorney reviewed ordinance Section 152.017 (C) (2) with the commission and recommended that if there is a question about the timeline of the public sign placement, it may be best to vote to continue the public hearing to a specific date, as specified in 152.017 (D). Staff suggested it be postponed to January 10, 2023.

Member Lee moved, seconded by Member McKelvie to continue the public hearing for these items to January 10, 2023.

Roll Call #1

Ayes: Cochrane, Johnson, Lee, McKelvie, 4.

Nays: None.

Abstentions: None.

Absent: Leahy, Thomas, Uhlmann, 3.

Chairperson declared the motion approved.

There being no further business, the meeting adjourned at 5:56 p.m.

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

Steve Gugliotta, Director of Community Development



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter January 10, 2023

AGENDA ITEM: PZ-22-0101 Special Use request to allow wood processing located at a 1745 S Henderson St (PIN 99-22-151-015)

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Special Use request during their December 28, 2022 meeting and recommend approval.

BACKGROUND: Attached for the Commission's review is a Special Use application submitted by Bradley Smoker. The company is currently operating out of 644 Enterprise Ave (across the street to the south). The existing building will remain office space and the new location will be where they do the wood processing to create their wood smoking bisquette product. If approved, the company is proposing a renovation project of the building at 1745 S Henderson St and the potential for the construction of a 50,000 sq ft building.

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.

The M2 district requires that no building or occupancy permit shall be issued for any listed special uses or the manufacturing, compounding, processing, packaging or treatment of products until and unless the location of the use has been approved by the Planning and Zoning Commission.

Zoning Districts		Land Use
North	M2, Heavy Industrial	Manufacturing
West	M2, Heavy Industrial	Retail
East	M2, Heavy Industrial	Manufacturing
South	M2, Heavy Industrial	Manufacturing

If the Special Use is approved, the development would not occur until site plans are submitted for review by the Development Review Committee and construction plans are submitted for review by the Inspection Division.

SUPPORTING DOCUMENTS:

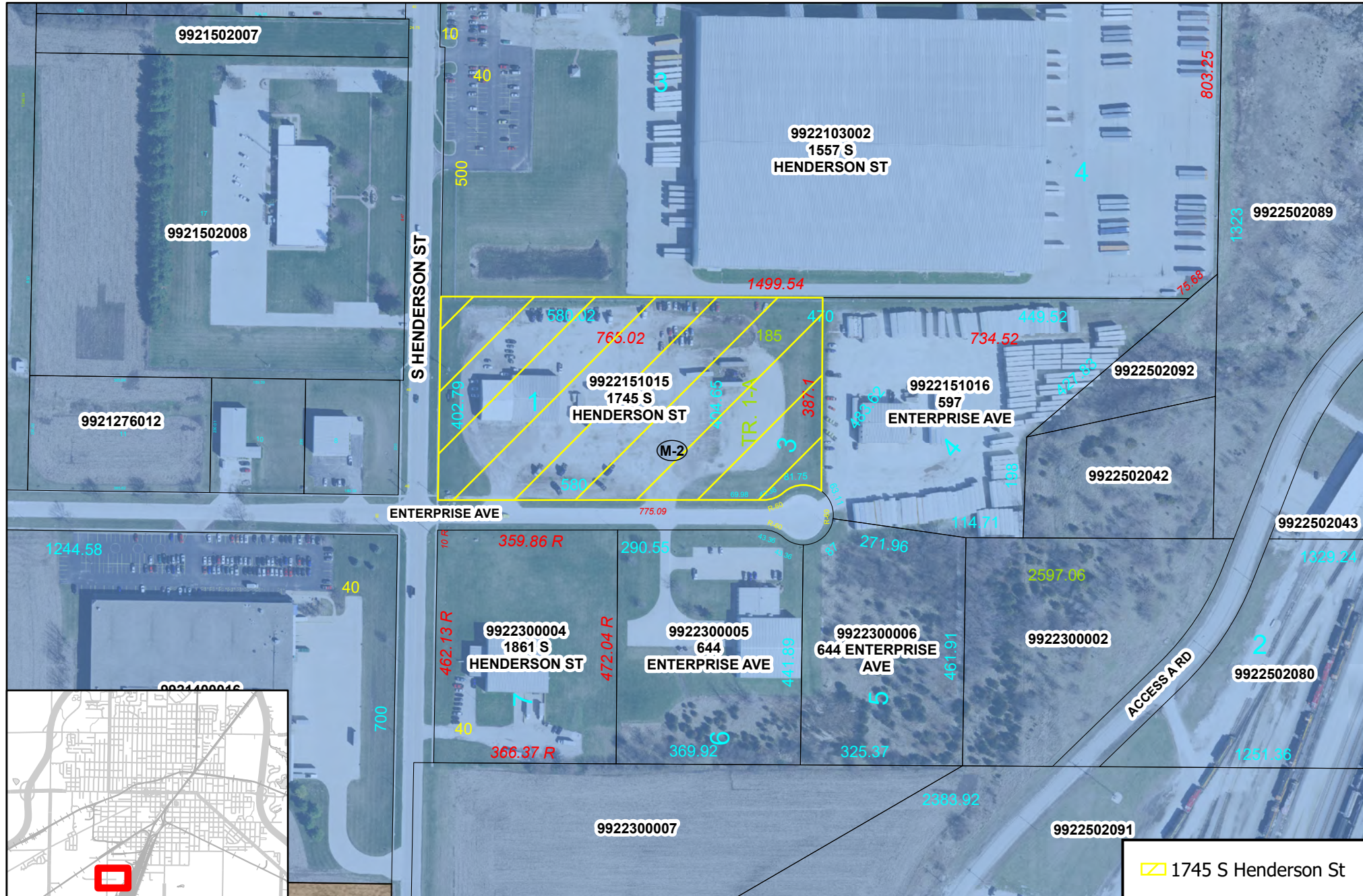
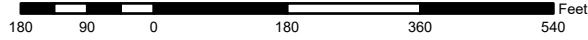
1. Aerial map, general location
2. Special Use Criteria
3. Special Use application

cc: File Copy



Community Development Department
Operating Under Council-Manager Government Since 1957

Special Use request wood processing





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

SPECIAL USE APPLICATION

APPLICANT INFORMATION:

Becky Good 644 Enterprise Ave Galesburg IL 61401
Primary contact name Mailing address City, State, Zip
866-508-7514 309-343-1126 becky@bradleysmoker.com
Phone Fax Email

OTHER INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Owner(s)	<u>Wade Bradley Bradley Smoker (USA) Inc Same 604-946-3848</u>			
Developer(s)				
Engineer				
Surveyor				
Agent/Attorney				

SITE INFORMATION:

7 1745 S Henderson 9922151015
Acres Site address or location Property Identification Number (PIN)

ZONING INFORMATION:

M2
Current Zoning

Existing Land Use

SPECIAL USE REQUESTED:

Wood processing - pressing wood and
other binding ingredients to make our
wood bisquettes for our smokers we sell

Description of Special Use (Requested action). Attach additional sheets as necessary.



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter January 10, 2023

AGENDA ITEM: PZ-23-0102 Zoning Amendment, R1B, Single Family to AG, Agriculture, properties at the SW corner of Louisville Rd and S Academy St

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Zoning Amendment during their December 7, 2022 meeting and recommend approval of a zoning amendment from R1B, Single Family to R1A, Single Family.

BACKGROUND: Mr. McAllister has purchased the properties at Parcel Identification Numbers 99-15-378-004 and 99-15-378-005 and intends on applying for a city Urban Agriculture grant to plant an orchard on the properties. Upon discussing this amendment at the Development Review Committee, it was noted that an AG district requires a minimum of 10 acres. The R1A zoning district does allow Agriculture as a Permissive Use and would meet the needs of the applicant to move forward with his proposed project.

The city ordinance defines Agriculture as The growing of farm crops, truck garden crops, animal and poultry husbandry, apiculture, aquaculture, dairying, floriculture, horticulture, nurseries, tree farms, sod farms, pasturage, viticulture, wholesale greenhouses and the growing, developing, processing, conditioning or selling of hybrid seed corn, seed beans, seed oats or other farm seeds. In interpreting the foregoing definition, it is the intent of this chapter to make the definition of Agriculture as used herein identical to the definition of Agriculture used in ILCS Ch. 55, Act 5, § 5-12001, as amended from time to time.

KNOX COUNTY Zoning		Land Use
North	R1B-Single Family	RR Tracks
West	R1B-Single Family	Residential
East	R1B-Single Family	Residential
South	M2-Heavy Industrial	Residential & Louisville Rd

It is anticipated this item will go to the City Council at their January 17th and February 6th meetings for consideration.

SUPPORTING DOCUMENTS:

1. Criteria for zoning amendments
2. Aerial map, general location
3. Application for zoning amendment
4. Zoning Amendment Ordinance

cc: File Copy



Zoning Map Amendment approval criteria

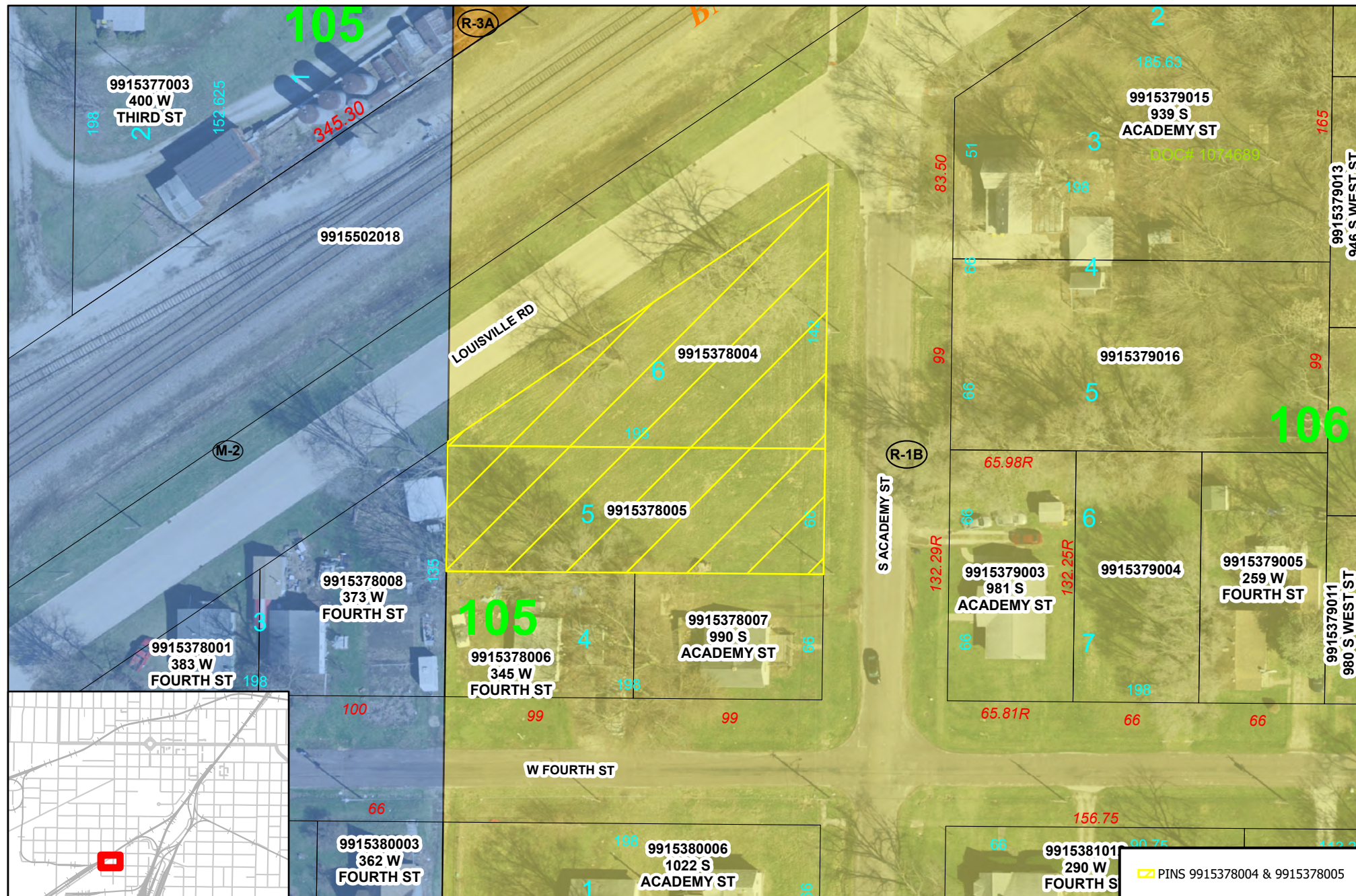
152.017 ZONING MAP AMENDMENTS (REZONING)

(F) *Map amendment approval criteria.* Zoning map amendments may be approved if the City Council reviews all of the following criteria:

- (1) The proposed amendment is consistent with the intent of the Comprehensive Plan;
- (2) The proposed amendment corrects an error or inconsistency or addresses some changing condition in the area; if the change is inconsistent with the Comprehensive Plan and the rezoning is approved, the Comprehensive Plan should be amended to reflect this change in use;
- (3) The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;
- (4) The city and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;
- (5) The proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and
- (6) The subject property is suitable for the proposed zoning classification.

(Ord. 10-3277, § 1-2.3, passed 1-4-2010; Ord. 12-3343, passed 1-23-2012)

cc: File Copy



ZONING MAP AMENDMENT APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

PETITIONER INFORMATION:

Walter McAllister

Primary contact name

674 Liberty

Mailing address

Galesburg, IL 61401

City, State, Zip

309-221-0429

Phone

Fax

Waltermcallister@yahoo.com

Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship

Name

Company

Mailing Address

Phone #

Applicant

Owner(s)

Developer(s)

SITE INFORMATION:

604 - .6 Acres 005 - .3 Acres

Acres

Corner of

Academy & Louisville Rd.

Site address or location

9915378004 & 9915378005

Property Identification Number (PIN)

-004 Lot 6 Block 105

-005 Lot 5 Blk 105 DOR 03 4852

Legal Description

ZONING INFORMATION:

R1-B Single family

Current Zoning

Empty lots

Existing Land Use

AG Agriculture

Proposed Zoning

Community orchard

Proposed Land Use/Reason for request

*Attach additional sheets as necessary

ORDINANCE NO. _____

WHEREAS, pursuant to a public hearing duly held as required by law, the Planning and Zoning Commission to the City of Galesburg, Illinois, has reported on a proposition to amend the Zoning Map of said City as hereinafter set forth;

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

SECTION ONE: The following described real estate shall be, and the same hereby is, rezoned from R1B, Single-Family to R1A, Single Family District:

Lot 6 in Block 105 in the City of Galesburg, situated in the County of Knox and State of Illinois.
Parcel Identification Number (PIN): portion of 99-15-378-004
Commonly known as: VL SW corner of Louisville Rd and S Academy St

and

Lot 5 in Block 105 in the City of Galesburg, situated in the County of Knox and State of Illinois.
Parcel Identification Number (PIN): portion of 99-15-378-005
Commonly known as: VL North of 990 S Academy St

SECTION TWO: The Zoning Map of the City of Galesburg shall be, and the same hereby is, changed in accordance with the provisions hereof.

SECTION THREE: All ordinances, or parts of ordinances, in conflict with this ordinance are, to the extent of such conflict, hereby repealed.

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

Approved this ____ day of _____, 2023, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter January 10, 2022

AGENDA ITEM: PZ-22-0103 Minor Plat of the Gale Village Re-Subdivision No 2

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Minor Plat during their December 7, 2022 meeting and recommend approval.

BACKGROUND: This proposed subdivision is a 2-lot subdivision of Property Identification Number 95-34-426-016, located on the west side of Gale Village Dr. If approved, Lot 2 will remain under current ownership and Lot 1 will be made available for sale and development. Lot 1 is approximately 6.02 acres.

The property is currently zoned R2, Two Family, but the owner is also requesting a zoning amendment as a separate item for consideration to amend the zoning to I, Institutional.

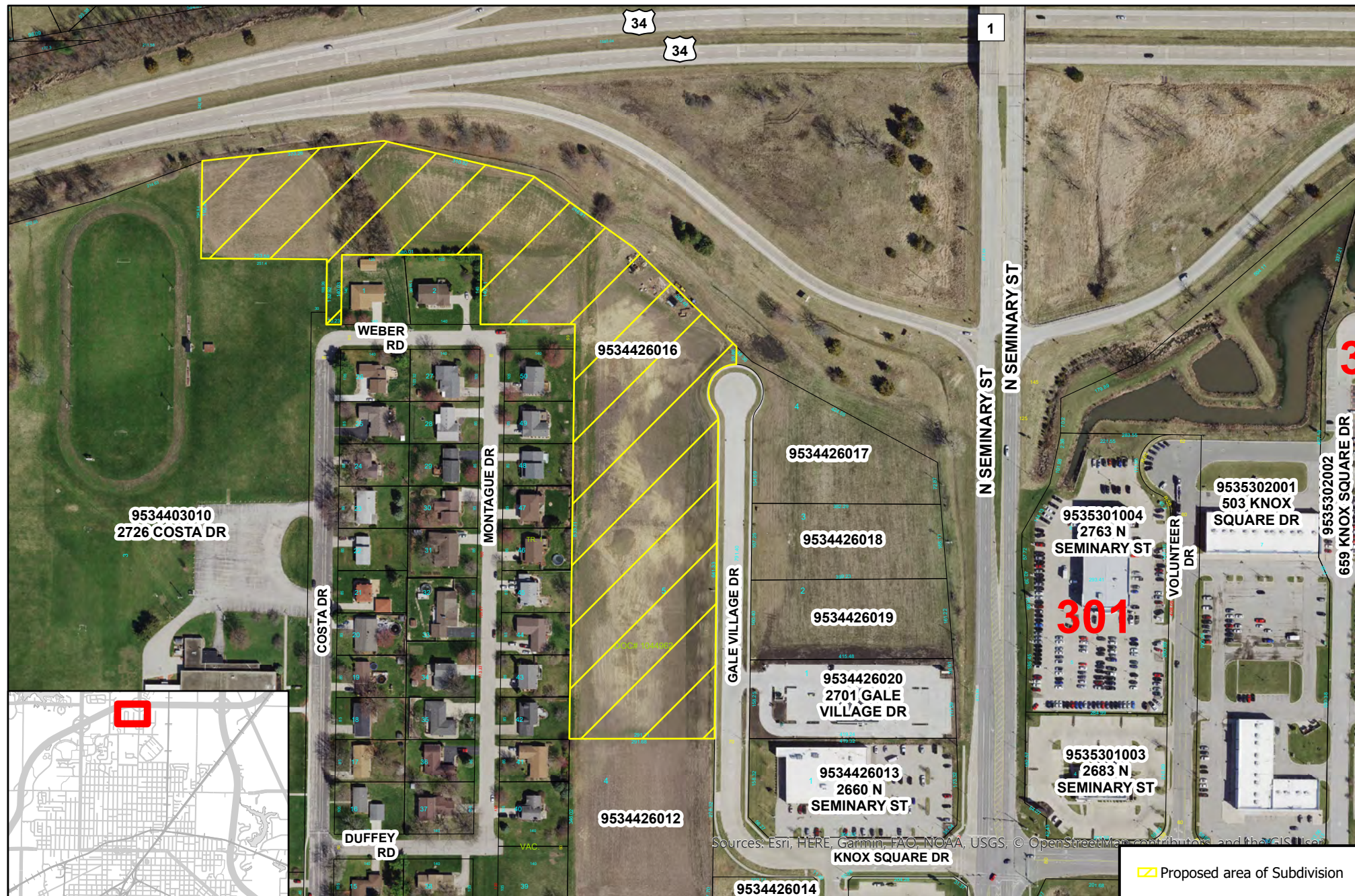
KNOX COUNTY Zoning		Land Use
North	R1A-Single Family	US Route 34
West	R1A-Single Family	Residential
East	B2, General Business	Restaurant & vacant lots
South	R1A-Single Family	Vacant lot

It is anticipated this item will go to the City Council at their January 3rd meeting for consideration.

SUPPORTING DOCUMENTS:

1. Aerial map, general location
2. Application for Minor Plat
3. Subdivision plat

cc: File Copy



pd. \$150
11/21/22

SUBDIVISION PLAT APPLICATION

Subdivision Name: Gale Village Re-Sub- #2

- ☒ 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:

Mike Martin 1301 Frank Galesburg IL 61401
Primary contact name Mailing address City, State, Zip
309 335-2727
Phone Fax Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Owner(s)				
Developer(s)	<u>Mike Martin</u>			
Engineer	<u>Klingman & Co</u>			
Surveyor				
Agent/Attorney				

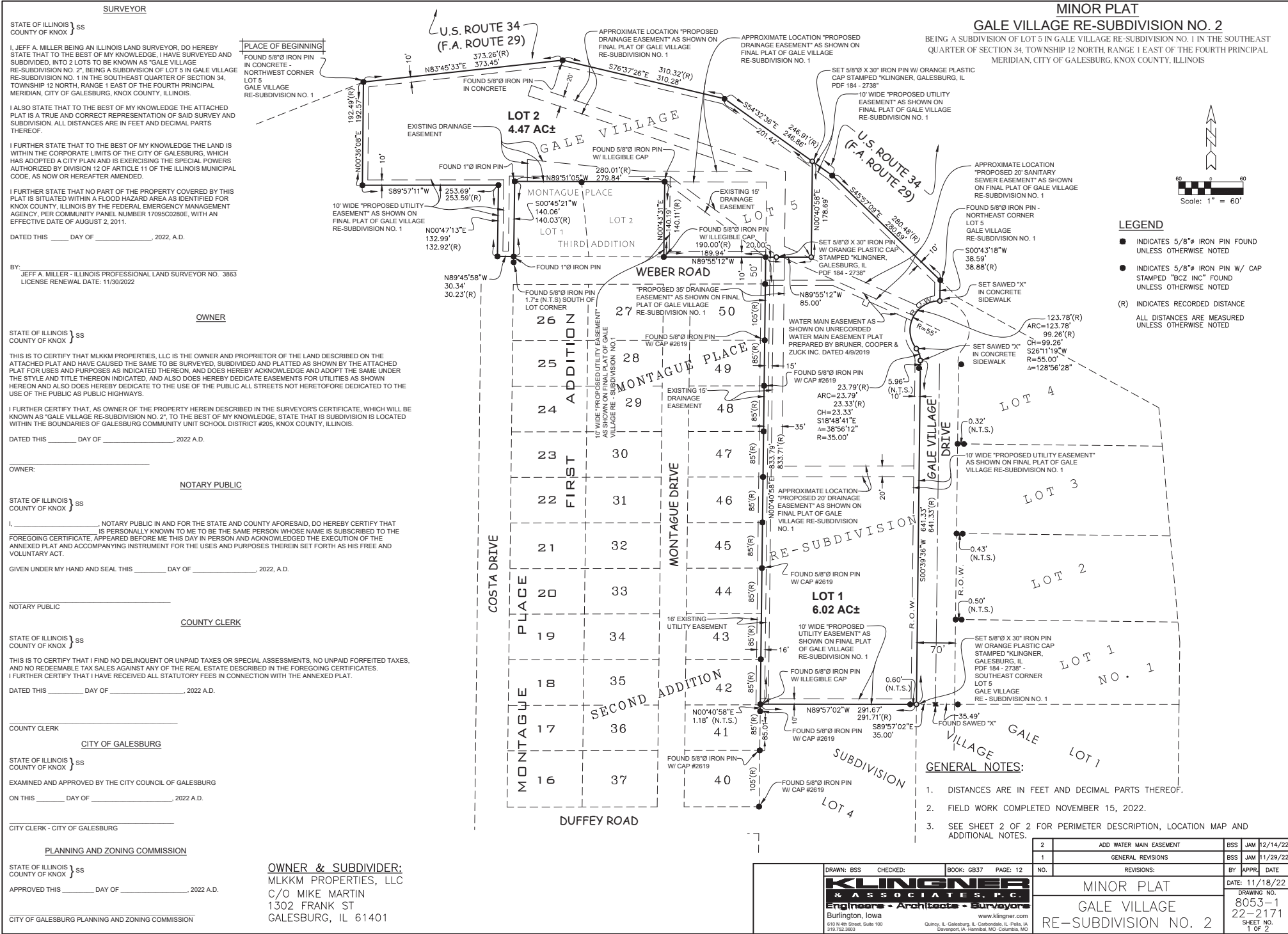
Proof of ownership by copy of one of the following: Deed; or Title Insurance Policy; or Certified copy of Trust Agreement (If applicable, the application must be signed by the trust officer of the institution holding the trust and must include the names and addresses of the beneficiaries).

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.

Mike Martin MIKE MARTIN Nov 21, 2022
Signature of property owner Property owner name (please print) Date

Signature of authorized agent (if different than owner) Authorized agent name (please print) Date



PERIMETER DESCRIPTION:

ALL OF LOT 5 IN GALE VILLAGE RE-SUBDIVISION NUMBER 1 IN THE SOUTHEAST 1/4 OF SECTION 34, T12N, R1E OF THE 4TH PRINCIPAL MERIDIAN, CITY OF GALESBURG, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5 IN GALE VILLAGE RE-SUBDIVISION NUMBER 1 AS PER FINAL PLAT RECORDED NOVEMBER 6, 2017 IN PLAT BOOK 41, PAGE 48 IN THE OFFICE OF THE KNOX COUNTY RECORDER;

THENCE N83°45'33"E 373.45' ALONG THE NORTH LINE OF SAID LOT 5;

THENCE S76°37'26"E 310.28' ALONG THE NORTH LINE OF SAID LOT 5;

THENCE S54°32'36"E 246.86' ALONG THE NORTH LINE OF SAID LOT 5;

THENCE S45°57'09"E 280.69' ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHEAST CORNER THEREOF;

THENCE S00°43'18"W 38.59' ALONG THE EAST LINE OF SAID LOT 5;

THENCE ALONG THE EAST LINE OF SAID LOT 5 123.78' ON THE ARC OF A 55.00' RADIUS CURVE CONCAVE SOUTHEASTERLY WITH A 99.26' CHORD BEARING S26°11'19"W (SAID CURVE HAVING A CENTRAL ANGLE OF 128°56'28");

THENCE ALONG THE EAST LINE OF SAID LOT 5 23.79' ON THE ARC OF A 35.00' RADIUS CURVE CONCAVE SOUTHWESTERLY WITH A 23.33' CHORD BEARING S18°48'41"E (SAID CURVE HAVING A CENTRAL ANGLE OF 38°56'12");

THENCE S00°39'36"W 641.33' ALONG THE EAST LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER THEREOF;

THENCE N89°57'02"W 291.67' ALONG THE SOUTH LINE OF SAID LOT 5;

THENCE N00°40'58"E 833.79' ALONG A LINE OF SAID LOT 5;

THENCE N89°55'12"W 189.94' ALONG A LINE OF SAID LOT 5;

THENCE N00°43'31"E 140.19' ALONG A LINE OF SAID LOT 5;

THENCE N89°51'05"W 279.84' ALONG A LINE OF SAID LOT 5;

THENCE S00°45'21"W 140.06' ALONG A LINE OF SAID LOT 5;

THENCE N89°45'58"W 30.34' ALONG A LINE OF SAID LOT 5;

THENCE N00°47'13"E 132.99' ALONG A LINE OF SAID LOT 5;

THENCE S89°57'11"W 253.69' ALONG A LINE OF SAID LOT 5;

THENCE N00°36'08"E 192.57' ALONG THE WEST LINE OF SAID LOT 5 TO THE PLACE OF BEGINNING CONTAINING 10.49 ACRES MORE OR LESS SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.

NOTE: THE SOUTH LINE OF LOT 5 IN GALE VILLAGE RE-SUBDIVISION NUMBER 1 IS ASSUMED TO BEAR N89°57'02"W.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 4. REFER TO FINAL PLAT OF GALE VILLAGE SUBDIVISION FILED FOR RECORD IN PLAT BOOK 41, PAGE 23 IN THE OFFICE OF THE KNOX COUNTY RECORDER.
- 5. REFER TO FINAL PLAT OF GALE VILLAGE RE-SUBDIVISION NO. 1 FILED FOR RECORD NOVEMBER 6, 2017 IN PLAT BOOK 41, PAGE 48 IN THE OFFICE OF THE KNOX COUNTY RECORDER.

DRAWN: BSS		CHECKED:		BOOK: 37		PAGE: 12		2	ADD WATER MAIN EASEMENT			BSS	JAM	12/14/22
1		GENERAL REVISIONS		BSS		JAM		1	GENERAL REVISIONS			BSS	JAM	11/29/22
NO.		REVISIONS:		BY		APPR		DATE		DATE: 11/18/22		DRAWING NO.		
KLINGNER		ENGINEERS - ARCHITECTS - SURVEYORS		Burlington, Iowa		www.klingner.com		610 N 4th Street, Suite 100		Quincy, IL, Galesburg, IL, Cantonville, IL, Pella, IA		Davenport, IA, Hannibal, MO, Columbia, MO		8053-1
FINAL PLAT		GALE VILLAGE		RE-SUBDIVISION NO. 2		22-2171		SHEET NO.		2 OF 2		2 OF 2		



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Planning and Zoning Commission Letter January 10, 2023

AGENDA ITEM: PZ-23-0104 Zoning Amendment, R2 Two-Family to I Institutional, property west of Gale Village Dr

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Zoning Amendment during their December 7, 2022 meeting and recommend approval.

BACKGROUND: If the Gale Village ReSubdivision No 2 is approved, the intent is for the current owner to sell Lot 1 to Ascent Church for the construction of a church. The R2 zoning district does allow churches, but limits the seating capacity to 200 persons. The Institutional Zoning District does not have a seating limitation.

The purpose of the I District is to accommodate existing and future public buildings and recreational uses, and other uses having purposes and impacts similar to public buildings. By creation of this special district, it is the intent of this code to avoid the problems inherent in treating the buildings as permitted or special uses in zoning districts characterized by uses and structures bearing no similarity to public and institutional uses and buildings.

KNOX COUNTY Zoning		Land Use
North	R1A-Single Family	US Route 34
West	R1A-Single Family	Residential
East	B2, General Business	Restaurant & vacant lots
South	R1A-Single Family	Vacant lot

If the Zoning Amendment is approved, the development would not occur until site and landscaping plans are submitted for review by the Development Review Committee and construction plans are submitted for review by the Inspection Division.

In this case, the west property line abuts a residential zoning district, which would require continuous shrubs across 100% of the yard(s) to a minimum height of six feet. Shrubs installed along a side yard shall be continued into the front yard at a height of four feet. The shrubs shall be at least 50% evergreen and spaced at a maximum of four feet on center. As an alternative, a solid screen may be achieved by providing a minimum six-foot solid commercial grade wood, vinyl or other approved material fence the length of the property with shade trees inside the fence at the equivalent of one tree every 100 feet. Fencing installed along a side yard shall be continued into the front yard at a height of four feet and be in compliance with Section 152.033 (Fencing).



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

It is anticipated this item will go to the City Council at their January 17th and February 6th meetings for consideration.

SUPPORTING DOCUMENTS:

1. Criteria for zoning amendments
2. Aerial map, general location
3. Application for zoning amendment
4. Zoning Amendment Ordinance

cc: File Copy



Zoning Map Amendment approval criteria

152.017 ZONING MAP AMENDMENTS (REZONING)

(F) *Map amendment approval criteria.* Zoning map amendments may be approved if the City Council reviews all of the following criteria:

- (1) The proposed amendment is consistent with the intent of the Comprehensive Plan;
- (2) The proposed amendment corrects an error or inconsistency or addresses some changing condition in the area; if the change is inconsistent with the Comprehensive Plan and the rezoning is approved, the Comprehensive Plan should be amended to reflect this change in use;
- (3) The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;
- (4) The city and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;
- (5) The proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and
- (6) The subject property is suitable for the proposed zoning classification.

(Ord. 10-3277, § 1-2.3, passed 1-4-2010; Ord. 12-3343, passed 1-23-2012)

cc: File Copy

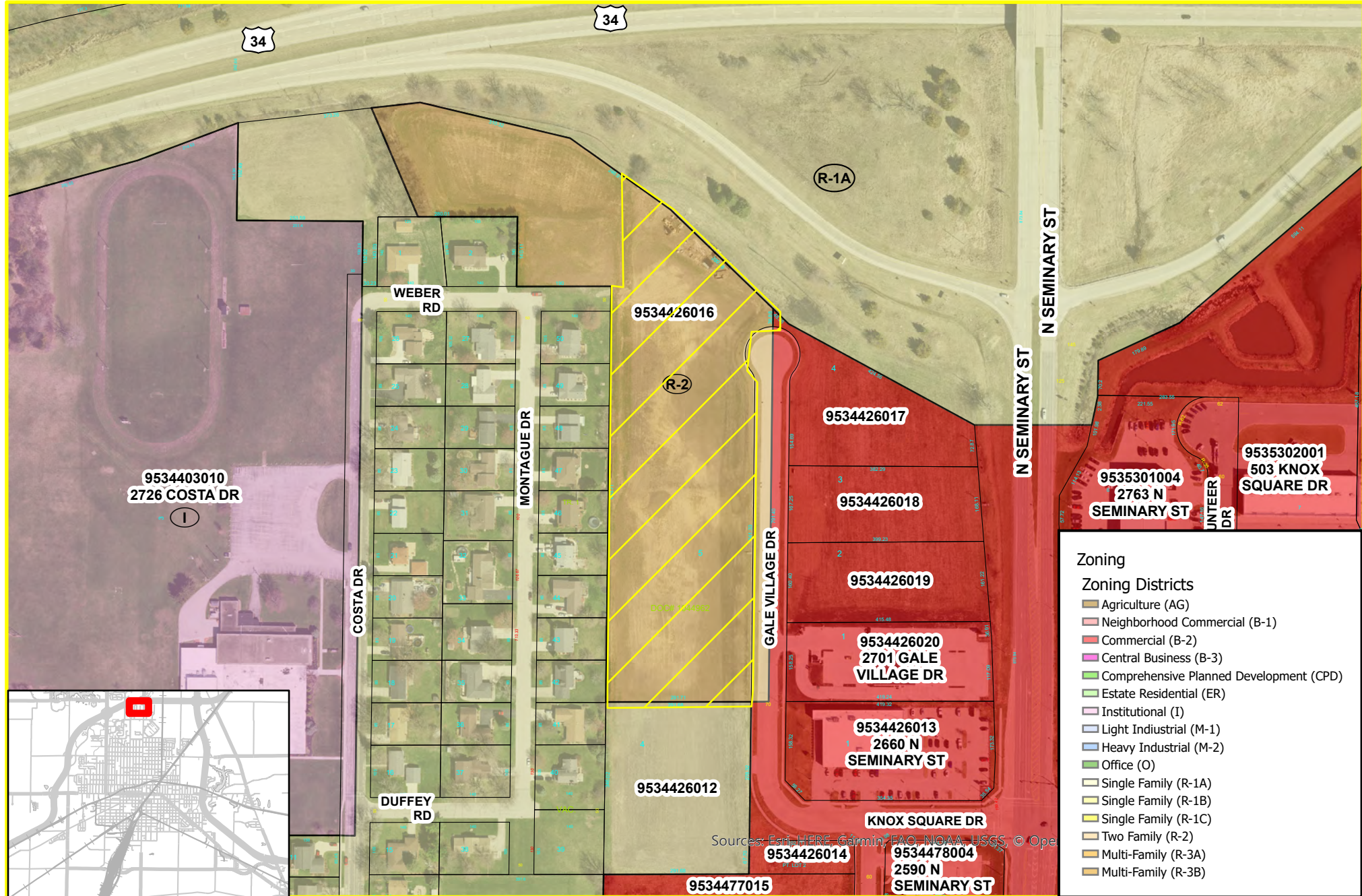


Community Development Department
Operating Under Council-Manager Government Since 1957

Zoning Amendment

R2, Two Family to I, Institutional

180 90 0 180 360 540 Feet



Zoning

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)

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors

November 30, 2022

pd. check #1122
\$150 on 10/19/22

ZONING MAP AMENDMENT APPLICATION

PETITION/DEVELOPMENT NAME (if applicable):

Ascent Church

PETITIONER INFORMATION:

Daniel R Marlin

Primary contact name

PO Box 1273

Mailing address

Galesburg, IL 61402

City, State, Zip

309-737-3922

Phone

Fax

dan.marlin@wearetheascentchurch

Email

OTHER APPLICANTS AND INTERESTED PARTIES:

Relationship

Name

Company

Mailing Address

Phone #

Applicant

Owner(s)

Mike Martin

1302 Frankst 309-335-2727

Developer(s)

SITE INFORMATION:

6 acres

Acres

Gale Da

Site address or location

95-34-426-016

Property Identification Number (PIN)

95-34-426-016 (part of)

Legal Description

ZONING INFORMATION:

X R1B

Current Zoning

R2, Two Family

Existing Land Use

crops

X I

Proposed Zoning

Build new Church

Proposed Land Use/Reason for request

*Attach additional sheets as necessary

ORDINANCE NO. _____

WHEREAS, pursuant to a public hearing duly held as required by law, the Planning and Zoning Commission to the City of Galesburg, Illinois, has reported on a proposition to amend the Zoning Map of said City as hereinafter set forth;

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

SECTION ONE: The following described real estate shall be, and the same hereby is, rezoned from R2, Two-Family to I, Institutional District:

Lot 1 of the Gale Village Re-Subdivision No 2 in the southeast Quarter of Section 34, Township 12 North, Range 1 East of the Fourth Principal Meridian, City of Galesburg, Knox County, Illinois.

Parcel Identification Numbers (PINs): portion of 95-34-426-016
Commonly known as: VL west of Gale Village Dr, Galesburg, IL

SECTION TWO: The Zoning Map of the City of Galesburg shall be, and the same hereby is, changed in accordance with the provisions hereof.

SECTION THREE: All ordinances, or parts of ordinances, in conflict with this ordinance are, to the extent of such conflict, hereby repealed.

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

Approved this ____ day of _____, 2023, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Kelli R. Bennewitz, City Clerk

Peter Schwartzman, Mayor