



## Planning and Zoning Commission Agenda

Meeting – 5:30 p.m.

City Council Chambers  
City Hall, 55 W Tompkins St  
May 21, 2024

### AGENDA

|            |                                      |   |
|------------|--------------------------------------|---|
|            | Approve                              | Minutes of the April 23, 2023 meeting                         |
|            | Update                               | Past Planning and Zoning Commission items                     |
|            | Receive                              | General citizen comments                                      |
| PZ-24-0401 | Public Hearing<br><i>Tabled item</i> | Minor Plat, Freddy Subdivision, 1120 & 1134 N Henderson St    |
| PZ-24-0501 | Public Hearing                       | Minor Plat, People’s Lumber and Coal Company Subdivision      |
| PZ-24-0502 | Public Hearing                       | Zoning amendment, NE corner Saluda Rd & Huston St, R2 to R1A  |
| PZ-24-0503 | Public Hearing                       | Zoning amendment 755 N Henderson St, B1 to B2                 |
| PZ-24-0504 | Public Hearing                       | Zoning amendment 9 parcels north of 2135 Grand Ave, R1A to B2 |

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

cc: Mayor  
City Manager  
Fire Chief  
Deputy City Clerk  
Information Systems Supervisor  
Construction Inspectors (3)  
File Copy

Alderspersons (7)  
City Attorney/Administrative Services Director  
Director of Public Works  
City Engineer  
Executive Secretary  
Buildings & Grounds  
News Media (7)

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COUNCIL CHAMBERS OF GALESBURG CITY HALL**  
**55 W TOMPKINS ST, GALESBURG, IL**  
**Tuesday, April 23, 2024 at 5:30 p.m.**

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Ardennia Leahy, Mark Lee, Carla Markwart, Steve McKelvie, Jason Paulsgrove, Neil Thomas, 8.  
MEMBERS ABSENT: David Uhlmann, 1.  
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

**Approve                      Minutes of the March 19, 2023 meeting**

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

**Minutes were approved by voice vote.**

**Update                      Past Planning and Zoning Commission items**

- Sign variance, located at 834 N Seminary St, permit has been issued.
- Minor Plat, Senneff Subdivision, 435 E Third St. City Council approved at their April 1, 2024 meeting.

**Receive                      Citizen Comment**  
None Received.

**PZ-24-0401      Public Hearing                      Minor Plat of the Freddy Subdivision, located in the 1200 block of North Henderson St.**

The applicant was not present.

Gugliotta stated the Development Review Committee had a few questions that have not yet been addressed, which included:

- Section 152.262 (B) (6) There is one connection to the sanitary sewer in North Henderson St and it is shared between a building on the east and the building in the rear to the west. This sanitary line may, or may not, be in the proposed 10-foot easement please verify. Also, if the building to the east is demolished it is not clear how the rear building will be serviced with a sanitary line please explain.

- Section 152.262 (B) (7). At the north property lines it shows proposed lot 1 to be 230' and proposed lot 2 to be 200.41' for a total of 430.41', which does not match the overall total shown on the plat of 425.41'.
- Section 152.262 (B) (16) (b) please provide written confirmation from all utility companies accepting the proposed easement locations. Utility companies would include water, cable, electric, gas, sanitary sewer, storm sewer and telecommunications.

Russ Nagre, who runs the McDonalds on the adjacent property, was sworn in by the Chairperson. Mr. Nagre stated the property being subdivided frequently floods and someone drilled holes in the curb between properties so the water now drains on the McDonalds parking lot. He would like to see something needs to be done with the drainage issue if the properties will be redeveloped.

Members questioned if the proposed Lot 2 to the west would have adequate access. It was shown that the Olive Street Right Of Way does go up to the west portion of the proposed Lot 2.

Members discussed that with the unanswered questions from the Development Review Committee, and nobody here to represent the applicant, that the item should be tabled until the next meeting.

Member Thomas moved, seconded by Member McKelvie to table the item until the meeting next month.

**Roll Call #1**

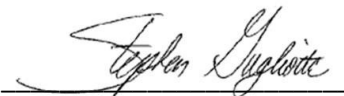
Ayes: Cochrane, Johnson, Leahy, Lee, Markwart, McKelvie, Paulsgrove, Thomas, 8.

Nays: None.

Abstentions: None.

**Chairperson declared the motion approved.**

There being no further business, the meeting adjourned at 5:44 p.m.



Steve Gugliotta, Director of Community Development



Planning and Zoning Commission Letter
May 21, 2024

AGENDA ITEM: PZ-24-0401 Tabled item from last meeting. Minor Plat of the Freddy Subdivision.

SUMMARY RECOMMENDATION: The Development Review Committee members reviewed the Minor Plat during their April 3, 2024 meeting and recommend approval if the items listed below are addressed.

BACKGROUND: 1120 & 1134 N Henderson St were purchased by Extreme Car Wash Holdings, LLC in September 2023. The current owner is proposing to subdivide the properties into 2 parcels.

Proposed Lot 1 (east portion of lots) will be approximately .85 acres. Proposed Lot 2 (west portion of lot) will be approximately .76.

The property is currently zoned B1, Neighborhood Business.

Table with 2 columns: KNOX COUNTY Zoning and Land Use. Rows include North, West, East, and South zoning categories and their corresponding land uses like Retail - Walgreens, Educational, Residential, and Restaurant.

The Development Review Committee recommends approval of the Minor Plat, with the below items being addressed:

- Section 152.262 (B) (6) There is one connection to the sanitary sewer in North Henderson St and it is shared between a building on the east and the building in the rear to the west. This sanitary line may, or may not, be in the proposed 10-foot easement please verify. Also, if the building to the east is demolished it is not clear how the rear building will be serviced with a sanitary line please explain.





## COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

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- Section 152.262 (B) (7). At the north property line it shows proposed lot 1 to be 230' and proposed lot 2 to be 200.41' for a total of 430.41', which does not match the overall total shown on the plat of 425.41'.
- Section 152.262 (B) (16) (b) please provide written confirmation from all utility companies accepting the proposed easement locations. Utility companies would include water, cable, electric, gas, sanitary sewer, storm sewer and telecommunications.

It is anticipated this item will go to the City Council at their June 3<sup>rd</sup> meeting for consideration.

### **SUPPORTING DOCUMENTS:**

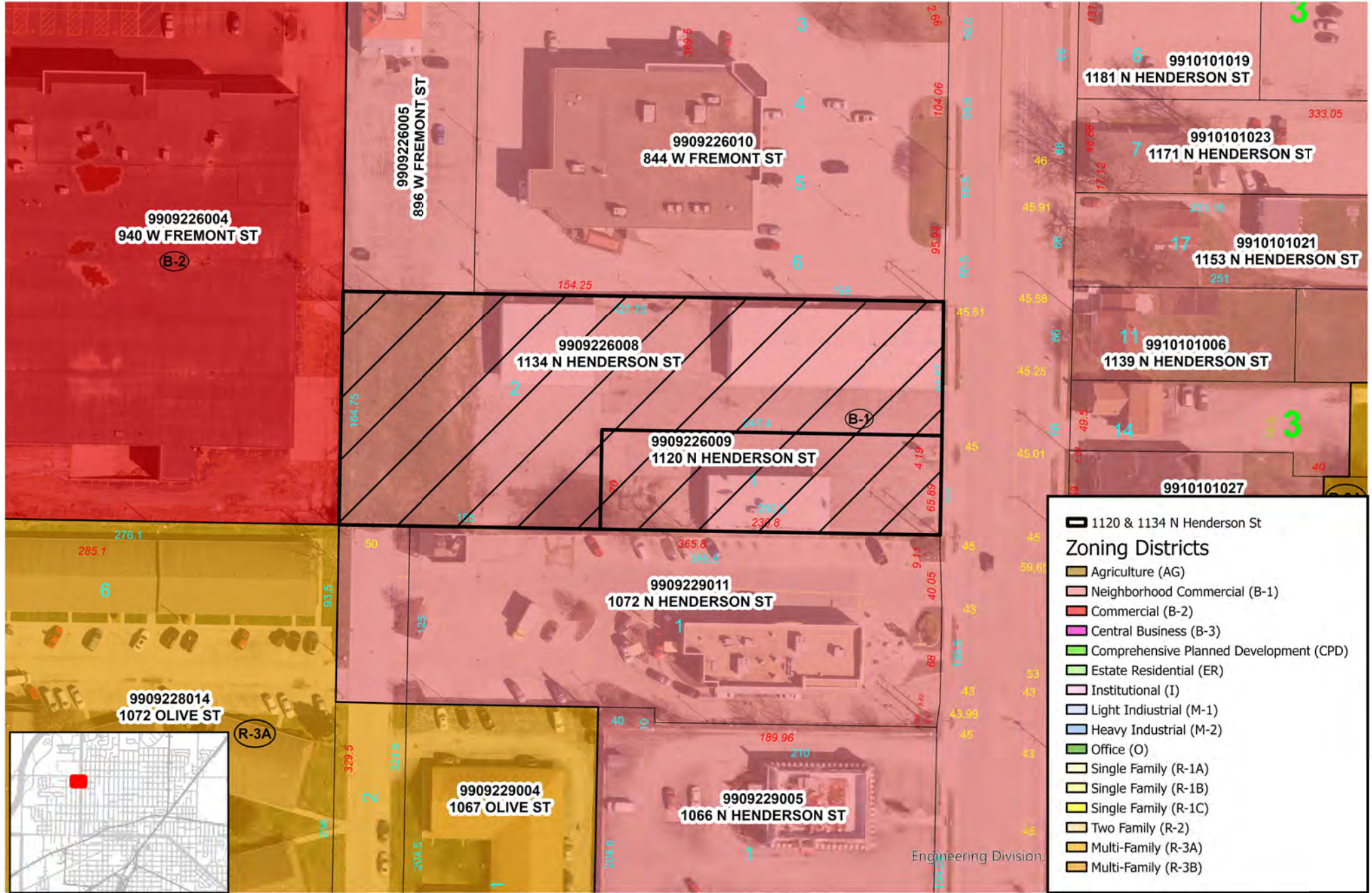
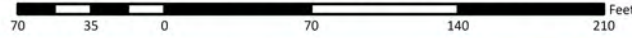
1. Aerial map, general location and zoning
2. Minor Plat Subdivision

cc: File Copy



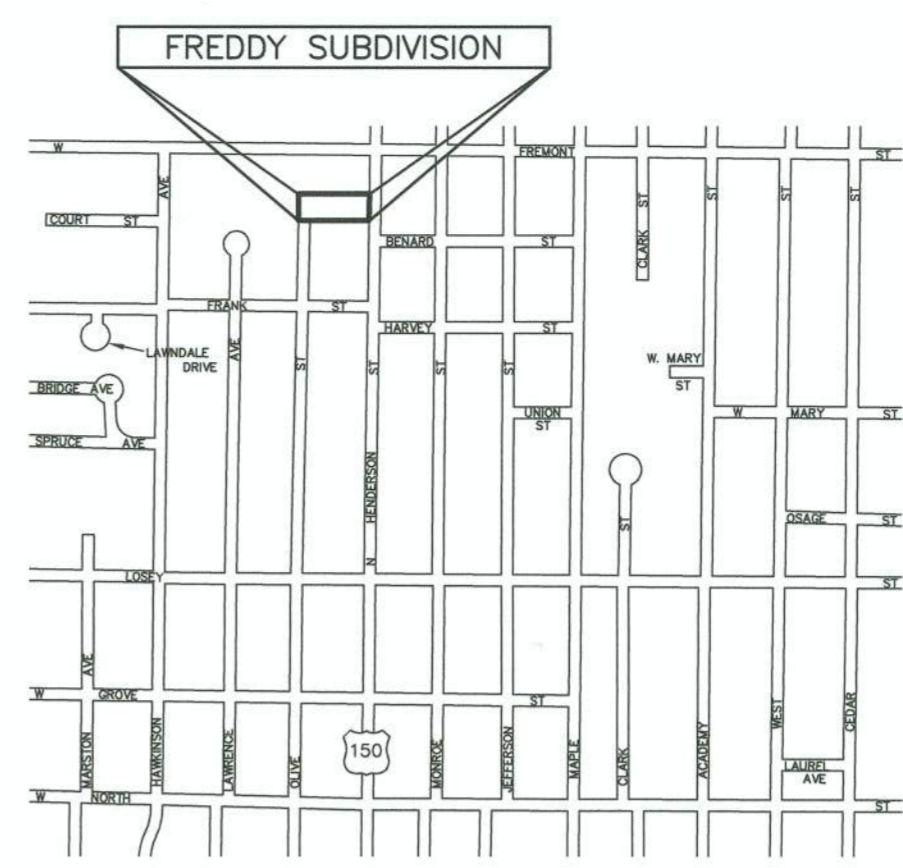
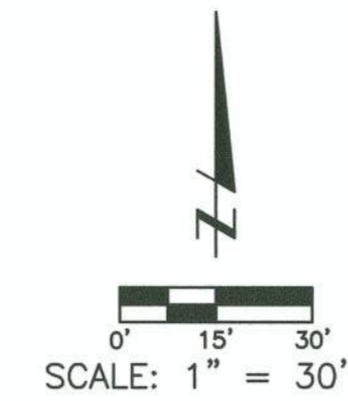
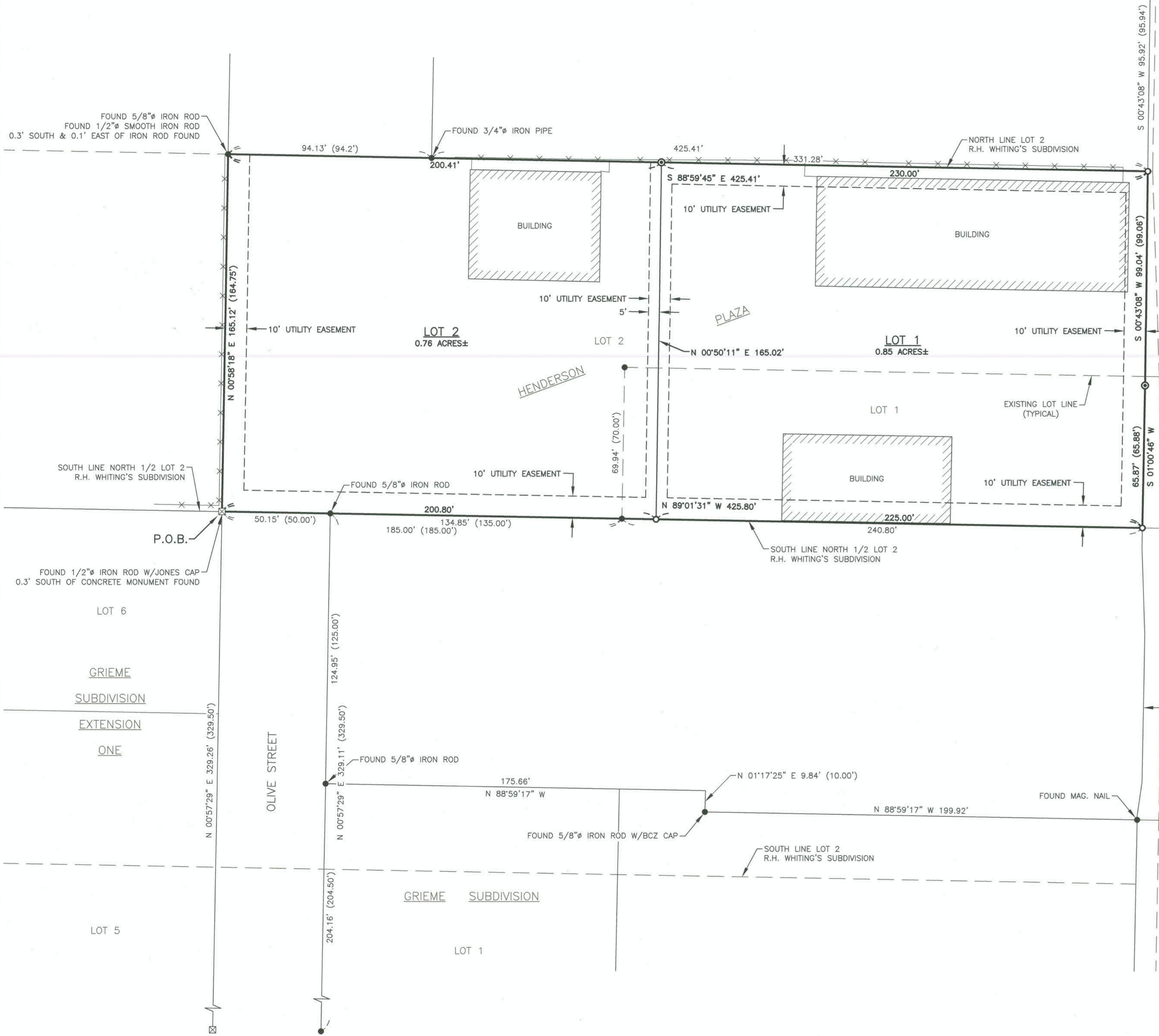
# 1120 & 1134 N Henderson St

## Minor Plat of the Freddy Subdivision



# FREDDY SUBDIVISION

A SUBDIVISION OF LOTS 1 AND 2 OF HENDERSON PLAZA, IN THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.



LOCATION MAP  
NO SCALE

COUNTY CLERK

STATE OF ILLINOIS }  
COUNTY OF KNOX }<sup>ss</sup>

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

COUNTY CLERK

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS }  
COUNTY OF KNOX }<sup>ss</sup>

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

CITY OF GALESBURG PLANNING AND ZONING COMMISSION

CITY OF GALESBURG

STATE OF ILLINOIS }  
COUNTY OF KNOX }<sup>ss</sup>

EXAMINED AND APPROVED BY THE CITY COUNCIL OF GALESBURG

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

CITY CLERK - CITY OF GALESBURG

**SPECIAL NOTE:**

LOTS 1 AND 2 OF FREDDY SUBDIVISION CURRENTLY PART OF PIN: 99-09-226-008 AND PIN: 99-06-226-009

**NOTES:**

- ① INDICATES MAG. NAIL SET THIS SURVEY.
- INDICATES 1/2" SMOOTH IRON ROD UNLESS NOTED OTHERWISE FOUND IN PLACE.
- INDICATES 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "BCZ INC." SET THIS SURVEY.
- ⊠ INDICATES CONCRETE SURVEY MARKER FOUND IN PLACE.
- ⊗ INDICATES FENCE LINE.
- DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS AND DISTANCES IN PARENTHESIS ARE THOSE OF RECORD; ALL OTHERS ARE FIELD MEASUREMENTS.
- BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202.
- DATE OF COMPLETION OF FIELD WORK: 03/21/2024.
- FIELD BOOK: 23-14 PAGES 10 AND 21.
- TOTAL AREA OF SUBDIVISION 1.61 ACRES±.
- HENDERSON PLAZA, IN THE CITY OF GALESBURG RECORDED IN PLAT BOOK 17 PAGE 86.
- WARRANTY DEED TO ILLINOIS DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 2302 PAGE 250.
- WARRANTY DEED TO ILLINOIS DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 2270 PAGE 340.

**SURVEYOR**

STATE OF ILLINOIS }  
COUNTY OF KNOX }<sup>ss</sup>

I, KEVAN J. COOPER BEING AN ILLINOIS LAND SURVEYOR, DO HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, I HAVE SURVEYED AND SUBDIVIDED, INTO 2 LOTS TO BE KNOWN AS "FREDDY SUBDIVISION", BEING A SUBDIVISION OF LOTS 1 AND 2 OF HENDERSON PLAZA, IN THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF HENDERSON PLAZA; THENCE NORTH 00°58'18" EAST, A DISTANCE OF 165.12 FEET; THENCE SOUTH 88°59'45" EAST, A DISTANCE OF 425.41 FEET TO THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 150 / HENDERSON STREET; THENCE SOUTH 00°43'08" WEST, A DISTANCE OF 99.04 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 01°00'46" WEST, A DISTANCE OF 65.87 FEET ALONG SAID RIGHT-OF-WAY; THENCE NORTH 89°01'31" WEST, A DISTANCE OF 425.80 FEET; TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 1.61 ACRES MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.

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

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE THE LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF GALESBURG, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER STATE THAT 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 COMMUNITY PANEL NUMBER 17095C0259E, WITH AN EFFECTIVE DATE OF AUGUST 2, 2011.



DATED THIS 22TH DAY OF MARCH, 2024, A.D.

BY: *[Signature]*  
KEVAN J. COOPER - ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3716  
LICENSE RENEWAL DATE: 11/30/2024

**OWNER**

STATE OF ILLINOIS }  
COUNTY OF KNOX }<sup>ss</sup>

THIS IS TO CERTIFY THAT BENEDICT HOLDINGS LLC IS THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS/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 ALSO DOES HEREBY DEDICATE EASEMENTS FOR UTILITIES AS SHOWN HEREON AND ALSO DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS NOT HERETOFORE DEDICATED TO THE USE OF THE PUBLIC AS PUBLIC HIGHWAYS.

I FURTHER CERTIFY THAT, AS OWNER OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WHICH WILL BE KNOWN AS "FREDDY SUBDIVISION", TO THE BEST OF MY KNOWLEDGE, STATE THAT THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF GALESBURG COMMUNITY UNIT SCHOOL DISTRICT #205, KNOX COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

ROBERT R. BENEDICT, MANAGER OF BENEDICT HOLDINGS LLC

**NOTARY PUBLIC**

STATE OF ILLINOIS }  
COUNTY OF KNOX }<sup>ss</sup>

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON/S WHOSE NAME/S 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/THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

NOTARY PUBLIC

CLIENT: BENEDICT HOLDINGS LLC

**Bruner, Cooper & Zuck, Inc.**  
Civil Engineers - Structural Engineers - Architects - Land Surveyors  
Professional Design Firm LS/ARC/PE/SE Corp. 184-002633-0015  
bcz@bczengineering.com www.bczengineering.com

|   |  |   |
|---|--|---|
| 188 East Simmons St.<br>Galesburg, Illinois 61401<br>309.343.9282 | 308 North 3rd Street<br>Burlington, Iowa 52601<br>319.752.9282 | 835 Golden Valley Drive<br>Bettendorf, Iowa 52722<br>563.355.1856 |
|---|--|---|

JOB NO. 2024082 DATE: 03/22/2024  
DRAWN: PJM CHECKED: ERW APPROVED: KJC



## COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

### Planning and Zoning Commission Letter May 21, 2024

**AGENDA ITEM:** PZ-24-0402 Minor Plat of the People’s Lumber and Coal Company Subdivision.

**SUMMARY RECOMMENDATION:** The Development Review Committee members reviewed the Minor Plat during their May 1, 2024 meeting and recommend approval.

**BACKGROUND:** The current owner is proposing to subdivide the properties into 2 parcels.

Proposed Lot 1 will be approximately 2.10 acres. Proposed Lot 2 will be approximately 1.08 acres. Proposed Lot 3 will be .15 acres.

The property is currently zoned M1, Light Industrial.

| KNOX COUNTY Zoning |                      | Land Use                  |
|--------------------|----------------------|---------------------------|
| North              | M1, Light Industrial | Commercial                |
| West               | M1, Light Industrial | Parking Lot & vacant lots |
| East               | M1, Light Industrial | Residential & Storage     |
| South              | M1, Light Industrial | Industrial                |

It is anticipated this item will go to the City Council at their June 3<sup>rd</sup> meeting for consideration.

**SUPPORTING DOCUMENTS:**

1. Aerial map, general location and zoning
2. Minor Plat Subdivision

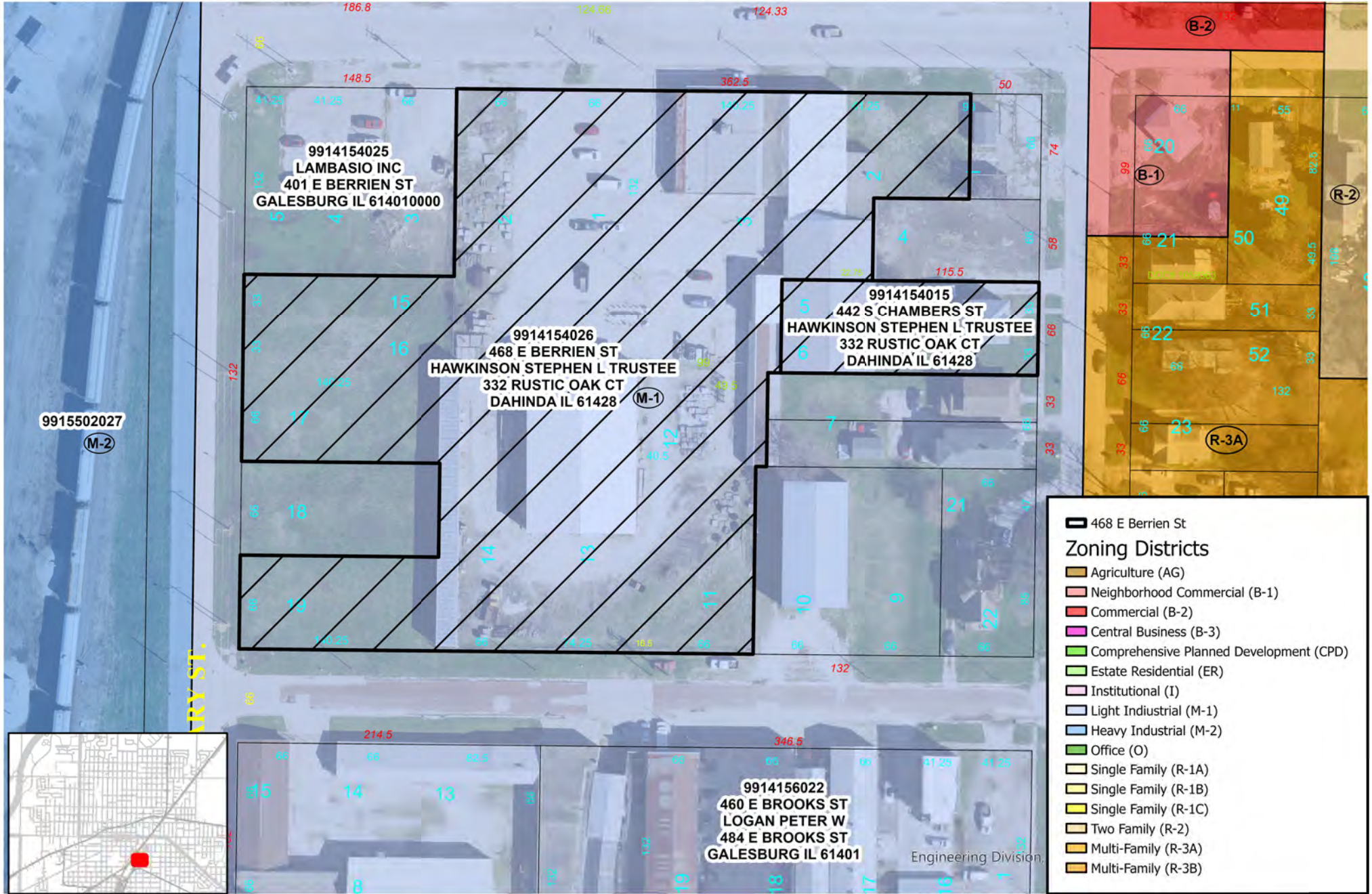
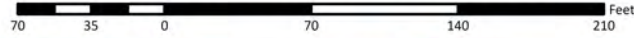
cc: File Copy





# 468 E Berrien St

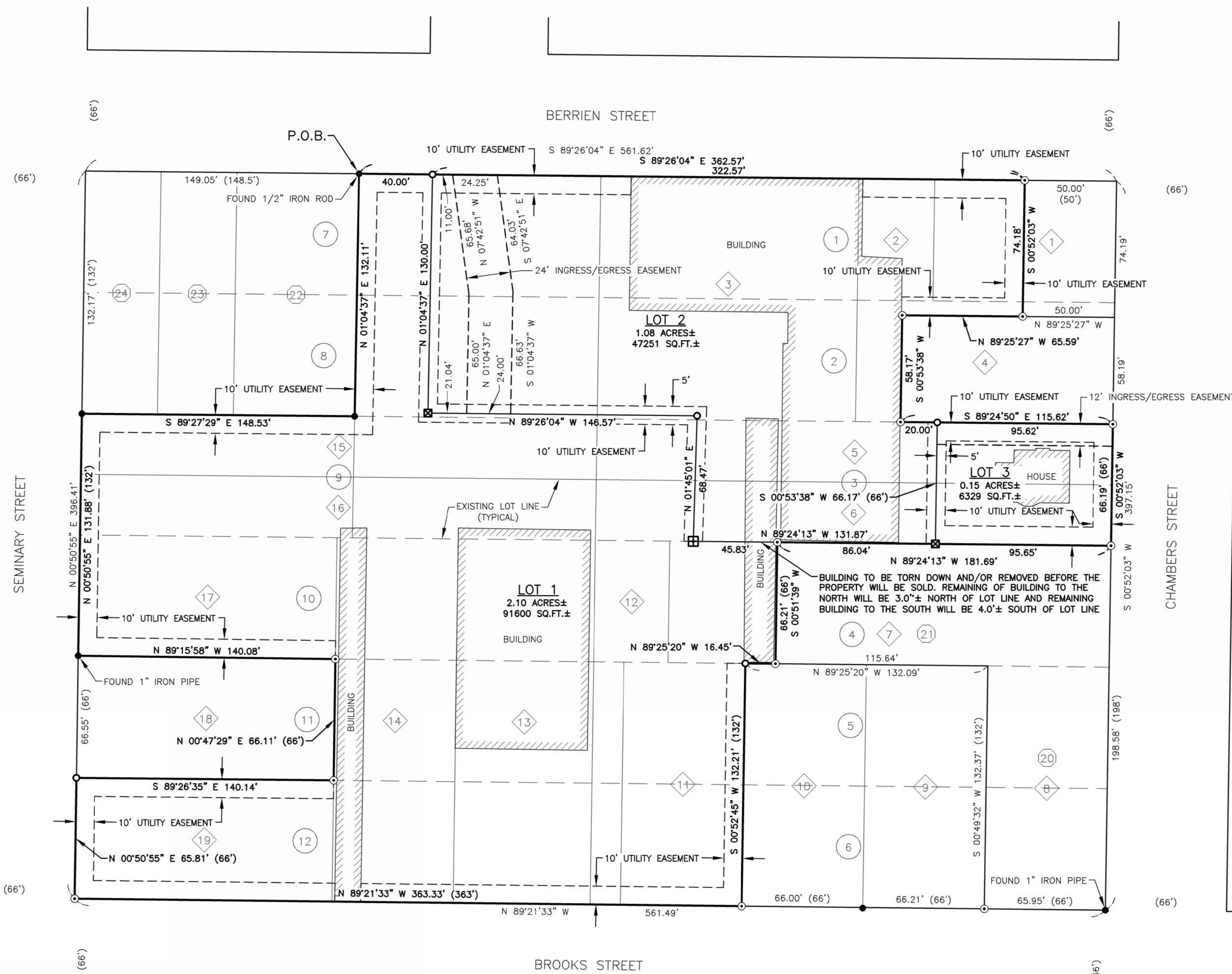
## Minor Plat of the People's Lumber and Coal Company Subdivision



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

# PEOPLE'S LUMBER AND COAL COMPANY SUBDIVISION

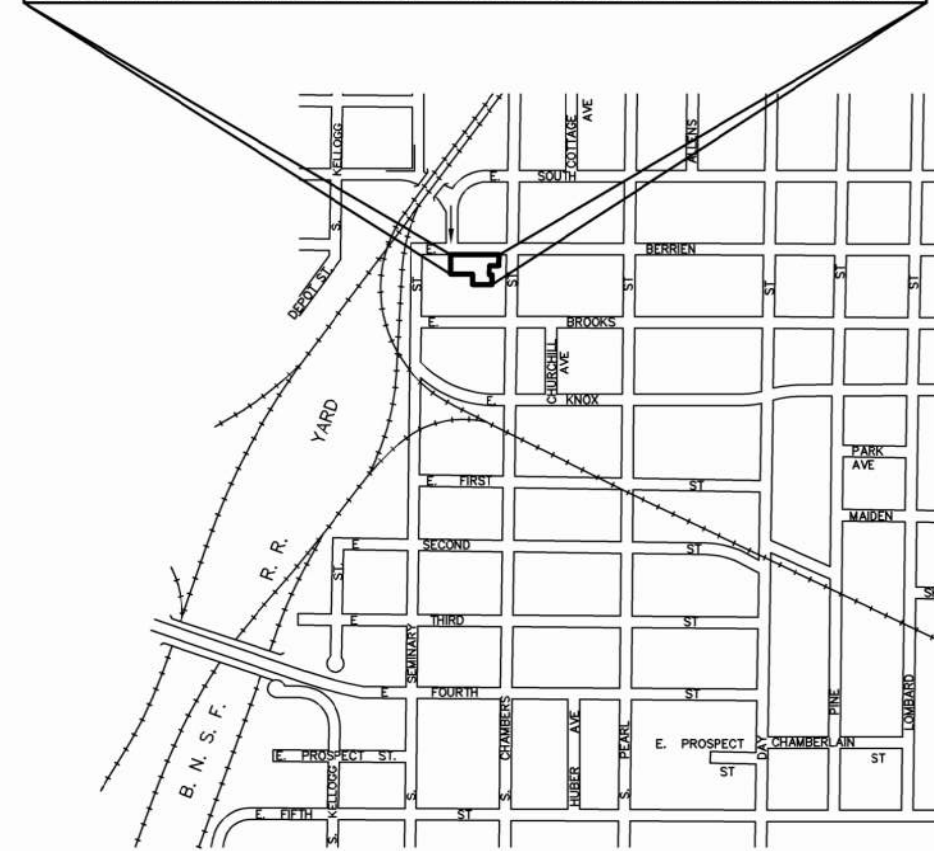
PART OF BLOCK 59, FIRST SOUTHERN ADDITION TO THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.



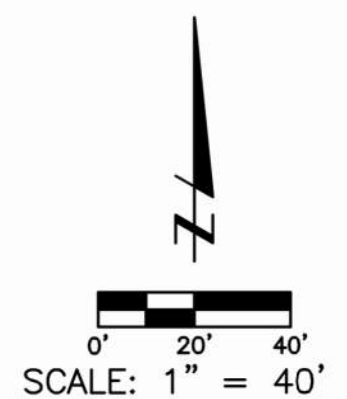
**SPECIAL NOTE:**

PEOPLE'S LUMBER AND COAL COMPANY SUBDIVISION CURRENTLY PART OF PIN: 99-14-154-015 AND PIN: 99-14-154-026

## PEOPLE'S LUMBER AND COAL COMPANY SUBDIVISION



LOCATION MAP  
NO SCALE



COUNTY CLERK

STATE OF ILLINOIS }  
COUNTY OF KNOX }

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

COUNTY CLERK

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS }  
COUNTY OF KNOX }

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

CITY OF GALESBURG PLANNING AND ZONING COMMISSION

CITY OF GALESBURG

STATE OF ILLINOIS }  
COUNTY OF KNOX }

EXAMINED AND APPROVED BY THE CITY COUNCIL OF GALESBURG

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

CITY CLERK - CITY OF GALESBURG

NOTES:

- INDICATES 5/8" IRON ROD WITH PLASTIC CAP FOUND IN PLACE.
- INDICATES 5/8" IRON ROD UNLESS NOTED OTHERWISE FOUND IN PLACE.
- ⊗ INDICATES 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "BCZ INC." SET THIS SURVEY.
- ⊕ INDICATES CONCRETE SURVEY MARKER SET THIS SURVEY.
- ⊕ INDICATES CUT "+" IN CONCRETE SET THIS SURVEY.
- DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS AND DISTANCES IN PARENTHESES ARE THOSE OF RECORD; ALL OTHERS ARE FIELD MEASUREMENTS.
- BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202.
- DATE OF COMPLETION OF FIELD WORK: 04/10/2024.
- FIELD BOOK: 23-14 PAGES 58-59 AND FIELD BOOK: 24-03 PAGES 13 AND 34.
- TOTAL AREA OF SUBDIVISION 3.33 ACRES ± / 145180 SQ.FT. ±.
- ① INDICATES LOTS IN FIRST SOUTHERN ADDITION TO GALESBURG, RECORDED IN DEED BOOK 21 PAGE 406.
- ② INDICATES LOTS PER 1861 SUBDIVISION BY KNOX COUNTY, RECORDED IN DEED BOOK 53 PAGE 178.
- ③ INDICATES LOTS PER RENUMBERING PLAT BY CITY OF GALESBURG, RECORDED IN DEED BOOK 83 PAGE 363.

SURVEYOR

STATE OF ILLINOIS }  
COUNTY OF KNOX }

I, KEVAN J. COOPER BEING AN ILLINOIS LAND SURVEYOR, DO HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, I HAVE SURVEYED AND SUBDIVIDED, INTO 3 LOTS TO BE KNOWN AS "PEOPLE'S LUMBER AND COAL COMPANY SUBDIVISION", BEING A SUBDIVISION OF A PART OF LOTS 1 THRU 12 OF ORIGINAL BLOCK 59, FIRST SOUTHERN ADDITION TO GALESBURG, RECORDED IN DEED BOOK 21 PAGE 406 OF THE KNOX COUNTY ILLINOIS RECORDER'S OFFICE AND ALSO A PART OF LOTS 1 THRU 7, 11 THRU 17, AND 19 OF THE 1861 SUBDIVISION OF BLOCK 59 BY KNOX COUNTY, RECORDED IN DEED BOOK 53 PAGE 178 OF THE KNOX COUNTY ILLINOIS RECORDER'S OFFICE AND BEING ALL IN BLOCK 59 OF FIRST SOUTHERN ADDITION TO THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 59; THENCE SOUTH 89°26'04" EAST, A DISTANCE OF 149.05 FEET ALONG THE NORTH LINE OF BLOCK 59 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°26'04" EAST, A DISTANCE OF 362.57 FEET ALONG THE NORTH LINE OF BLOCK 59; THENCE SOUTH 00°52'03" WEST, A DISTANCE OF 74.18 FEET; THENCE NORTH 89°25'27" WEST, A DISTANCE OF 65.59 FEET; THENCE SOUTH 00°53'38" WEST, A DISTANCE OF 58.17 FEET; THENCE SOUTH 89°24'50" EAST, A DISTANCE OF 115.62 FEET TO THE EAST LINE OF BLOCK 59; THENCE SOUTH 00°52'03" WEST, A DISTANCE OF 66.19 FEET ALONG THE EAST LINE OF BLOCK 59; THENCE NORTH 89°24'13" WEST, A DISTANCE OF 181.69 FEET; THENCE SOUTH 00°51'39" WEST, A DISTANCE OF 66.21 FEET; THENCE NORTH 89°25'20" WEST, A DISTANCE OF 16.45 FEET; THENCE SOUTH 00°52'45" WEST, A DISTANCE OF 132.21 FEET TO THE SOUTH LINE OF BLOCK 59; THENCE NORTH 89°21'33" WEST, A DISTANCE OF 363.33 FEET ALONG THE SOUTH LINE OF BLOCK 59 TO THE SOUTHWEST CORNER OF BLOCK 59; THENCE NORTH 00°50'55" EAST, A DISTANCE OF 65.81 FEET ALONG THE WEST LINE OF BLOCK 59; THENCE SOUTH 89°26'35" EAST, A DISTANCE OF 140.14 FEET; THENCE NORTH 00°47'29" EAST, A DISTANCE OF 66.11 FEET; THENCE NORTH 89°15'58" WEST, A DISTANCE OF 140.08 FEET TO THE WEST LINE OF BLOCK 59; THENCE NORTH 00°50'55" EAST, A DISTANCE OF 131.88 FEET ALONG THE WEST LINE OF BLOCK 59; THENCE SOUTH 89°27'29" EAST, A DISTANCE OF 148.53 FEET; THENCE NORTH 01°04'37" EAST, A DISTANCE OF 132.11 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 3.33 ACRES MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.

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

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE THE LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF GALESBURG, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER STATE THAT 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 COMMUNITY PANEL NUMBER 17095C0278E, WITH AN EFFECTIVE DATE OF AUGUST 2, 2011.

DATED THIS 17TH DAY OF APRIL, 2024, A.D.

BY: KEVAN J. COOPER - ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3716  
LICENSE RENEWAL DATE: 11/30/2024



OWNER

STATE OF ILLINOIS }  
COUNTY OF KNOX }

THIS IS TO CERTIFY THAT STEVE HAWKINSON LAND TRUST NUMBER ONE, DATED APRIL 12, 1999, IS THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS/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 ALSO DOES HEREBY DEDICATE EASEMENTS FOR UTILITIES AS SHOWN HEREON AND ALSO DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS NOT HERETOFORE DEDICATED TO THE USE OF THE PUBLIC AS PUBLIC HIGHWAYS.

I FURTHER CERTIFY THAT, AS OWNER OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WHICH WILL BE KNOWN AS "PEOPLE'S LUMBER AND COAL COMPANY SUBDIVISION", TO THE BEST OF MY KNOWLEDGE, STATE THAT THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF GALESBURG COMMUNITY UNIT SCHOOL DISTRICT #205, KNOX COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

STEVE HAWKINSON, TRUSTEE

NOTARY PUBLIC

STATE OF ILLINOIS }  
COUNTY OF KNOX }

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON/S WHOSE NAME/S 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/THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

NOTARY PUBLIC

CLIENT: STEVE HAWKINSON

## Bruner, Cooper & Zuck, Inc.

Civil Engineers · Structural Engineers · Architects · Land Surveyors  
Professional Design Firm LS/ARC/PE/SE Corp. 184-002633-0015  
bcz@bczengineering.com www.bczengineering.com

|   |  |   |
|---|--|---|
| 188 East Simmons St.<br>Galesburg, Illinois 61401<br>309.343.9292 | 308 North 3rd Street<br>Burlington, Iowa 52601<br>319.752.9292 | 835 Golden Valley Drive<br>Bettendorf, Iowa 52722<br>563.355.1898 |
|---|--|---|

JOB NO. 2023307 DATE: 04/17/2024  
DRAWN: PJM CHECKED: ERW APPROVED: KJC



**Planning and Zoning Commission Letter  
May 21, 2024**

**AGENDA ITEM:** PZ-24-0502 Zoning Amendment, R2, Two Family to R1A, Single Family for parcel identification number 99-22-251-007, at the northeast corner of Saluda Rd and Huston St.

**SUMMARY RECOMMENDATION:** The Development Review Committee members reviewed the Zoning Amendment during their May 1, 2024 meeting and recommend approval of a zoning amendment from R2, Two Family to R1A, Single Family.

**BACKGROUND:** The current owner purchased the property in April 2022. They are proposing to grow produce on the property and the proposed R1A zoning district would allow Agriculture.

The purpose of the R1A District is to provide for low-density, detached single-family residential development where the permitted uses, lot areas, setbacks and other requirements are designed to encourage quality residential development. In this District, community water supply and sewer facilities are already available or can be made available as development takes place.

|       | <b>KNOX COUNTY Zoning</b>         | <b>Land Use</b> |
|-------|-----------------------------------|-----------------|
| North | M2, Heavy Industrial              | Railroad        |
| West  | M2, Heavy Industrial              | Railroad        |
| East  | R2, Two Family & R3A Multi Family | Residential     |
| South | R2-Two Family                     | Residential     |

The 2019 Comprehensive Plan indicates this area to be Single Family (which is R1A).

It should be noted that the (AG) Agricultural district requires a minimum of 10 acres and is intended for larger farming operations. The R1A zoning district does allow Agriculture as a Permissive Use and would meet the needs of the applicant to move forward with their 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.



## COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

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It is anticipated this item will go to the City Council at their June 3<sup>rd</sup> on First reading and June 17<sup>th</sup> on Final reading.

**SUPPORTING DOCUMENTS:**

1. Criteria for zoning amendments
2. Aerial map, general location
3. 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.

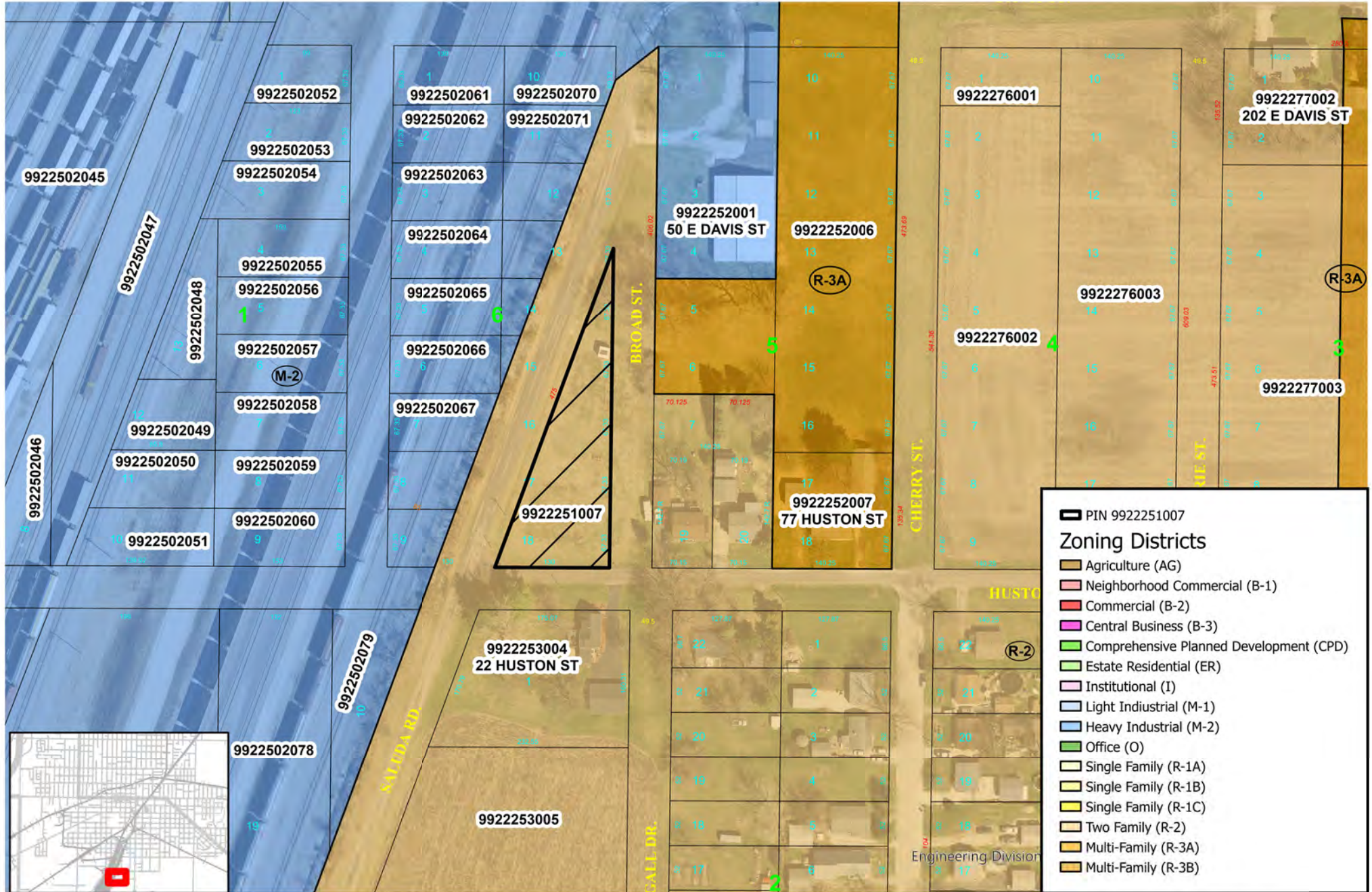
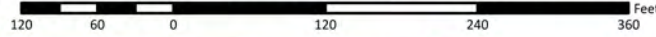
(Ord. 10-3277, § 1-2.3, passed 1-4-2010; Ord. 12-3343, passed 1-23-2012)

cc: File Copy



# NE corner Saluda Rd & Huston St

## Zoning amendment request, R2 Two Family to R1A Single Family



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 R1A, Single Family District:

All that portion of Lots 12 through 18, inclusive, Block 6 of Spaulding's Addition to the City of Galesburg, Knox County, Illinois, Described as follows: Beginning at the intersection of the north line of Huston Street with the west line of Broad Street, according to said recorded plat thereof, thence westerly along said Huston Street for a Distance of 160.0 feet more or less, to intersection with a line drawn parallel with and distant 85.0 feet easterly of, as measure at right angles form the Burlington Northern and Santy Fe Railway Company (Formerly Chicago, Burlington and Quincy Railroad Company) main track centerline, now located and constructed upon, over and across said Block 6 of Spaulding's addition; thence northeasterly along said paralleled line 475 feet more or less, to intersection with said west line of said Broad Street; thence southerly along said west line of said Borad Street 445.0 feet, more or less, to the point of beginning.

Parcel Identification Numbers (PINs): portion of 99-22-251-007

Commonly known as: VL at the northeast corner of Saluda Rd & Huston St, 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 \_\_\_\_\_, 2024, by a roll call vote as follows:

Roll Call #:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Peter Schwartzman, Mayor

\_\_\_\_\_  
Kelli R. Bennewitz, City Clerk





**Planning and Zoning Commission Letter  
May 21, 2024**

**AGENDA ITEM:** PZ-24-0503 Zoning Amendment, B1, Neighborhood Business to B2, General Business 755 N Henderson St.

**SUMMARY RECOMMENDATION:** The Development Review Committee members reviewed the Zoning Amendment during their May 1, 2024 meeting and recommend approval of a zoning amendment.

**BACKGROUND:** The applicant is proposing to purchase the property and would like to open a tobacco shop. In the B2 zoning district, a Cigar, Cigarette, Tobacco Store is a Permissive Use.

The purpose of the B2 District is to provide for a wide range of businesses and services relying upon the patronage from areas beyond the immediate neighborhood in which they may be located.

| KNOX COUNTY Zoning |                           | Land Use              |
|--------------------|---------------------------|-----------------------|
| North              | B1, Neighborhood Business | Office                |
| West               | B1, Neighborhood Business | Office/Retail         |
| East               | R1B, Single Family        | Residential           |
| South              | B1, Neighborhood Business | Restaurant (Domino's) |

The closest B2 zoning district is approximately 640 feet to the north and is the property currently being developed into a donut/ice cream store. The 2019 Comprehensive Plan indicates this area to be Regional Commercial (which is B2).

It is anticipated this item will go to the City Council at their June 3<sup>rd</sup> on First reading and June 17<sup>th</sup> on Final reading.

**SUPPORTING DOCUMENTS:**

1. Criteria for zoning amendments
2. Aerial map, general location
3. B2 zoning ordinance
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.

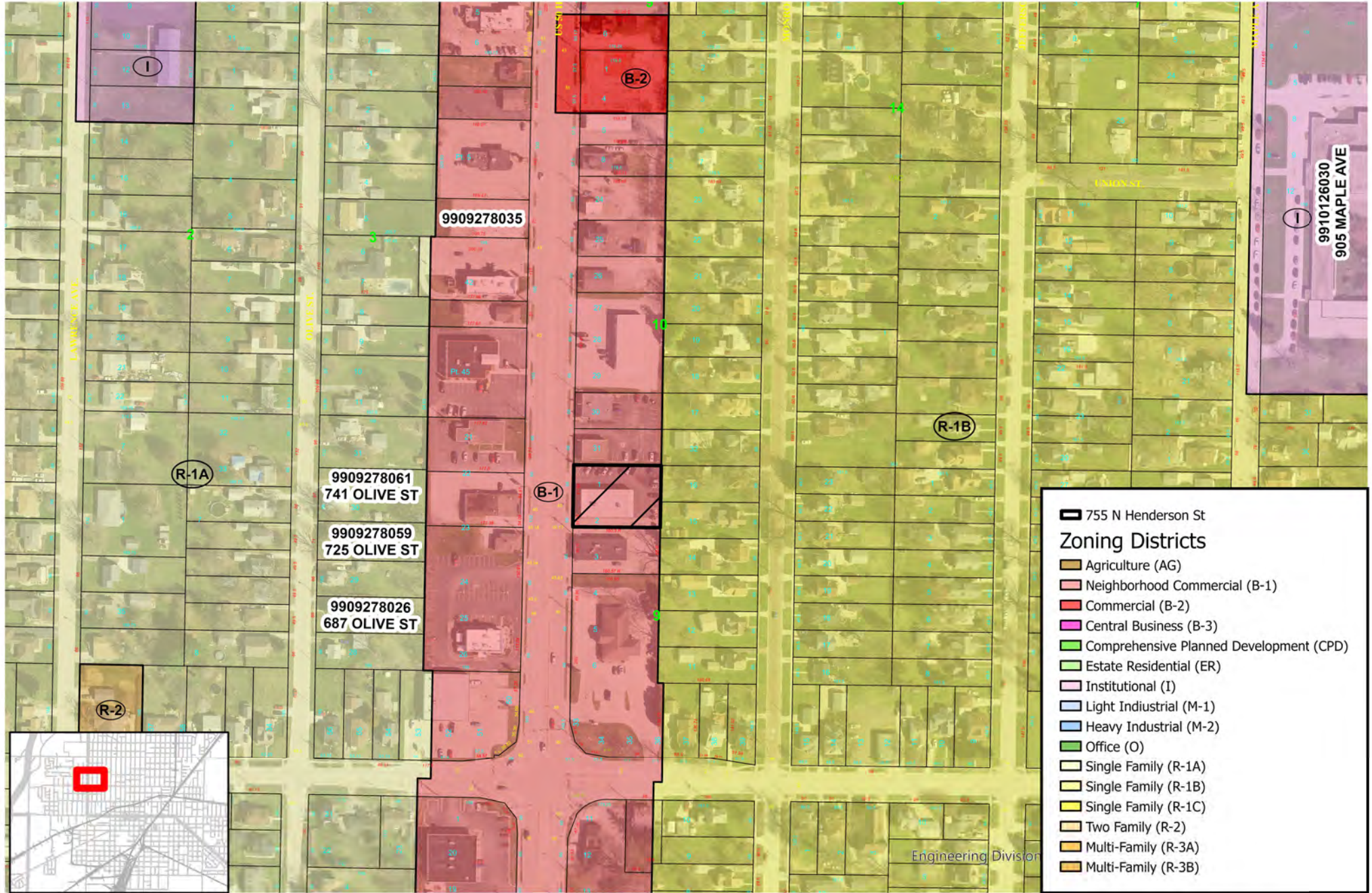
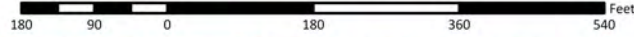
(Ord. 10-3277, § 1-2.3, passed 1-4-2010; Ord. 12-3343, passed 1-23-2012)

cc: File Copy



# 755 N Henderson St

## Zoning amendment request, B1 Neighborhood Business to B2, General Business



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

## **§ 152.076 B2 - GENERAL BUSINESS DISTRICT.**

(A) *Purpose.* The B2 District provides for a wide range of businesses and services relying upon the patronage from areas beyond the immediate neighborhood in which they may be located.

(B) *Permissive uses.* The following are permissive uses:

- (1) All permissive uses of the B1 District;
- (2) Arcade;
- (3) Archery range (indoor);
- (4) Assembly/banquet/meeting hall;
- (5) Auction house;
- (6) Auto repair shop (repairs must be in an enclosed structure);
- (7) Automobile accessory store (tires, batteries and the like);
- (8) Bakery (retail);
- (9) Bowling alley;
- (10) Car wash;
- (11) Catering service;
- (12) Child care center, pre-kindergarten, kindergarten, play, special and other schools;
- (13) Cigar, cigarette, tobacco store;
- (14) Club or lodge (private);
- (15) Commercial recreational uses;
- (16) Computer store;
- (17) Contractor's office and storage;
- (18) Convenience store (with or without gas pumps);
- (19) Copy shop;
- (20) Craft and hobby shop;
- (21) Dance hall;
- (22) Department store;
- (23) Display and salesroom;
- (24) Dressmaking, tailoring, shoe repair, upholstery and similar trade;
- (25) Drive-in theater;
- (26) Electrical, electronic and/or appliance store;
- (27) Farm implements (sale and repair);
- (28) Farming, rooftop;
- (29) Farming, urban (indoor);

- (30) Feed store;
- (31) Filling/service station or quick lube establishment;
- (32) Furniture, repair, cleaning or refinishing store;
- (33) Furniture store;
- (34) Furrier shop;
- (35) Garden supply/greenhouse;
- (36) Grocery store;
- (37) Hardware store;
- (38) Health club, gymnasium or spa;
- (39) Home improvement store;
- (40) Hospital/trauma center;
- (41) Hotel/motel;
- (42) Laboratory research testing;
- (43) Laundromat;
- (44) Mail-order store;
- (45) Miniature golf (indoor);
- (46) Motorcycle sales/service;
- (47) Nursery/garden center (retail);
- (48) Nursing home/assisted living center/supportive living facility;
- (49) Office or store equipment and supplies, sales or service store;
- (50) Packaging products and service;
- (51) Pawn shop;
- (52) Pet shop;
- (53) Picture frame sales and service;
- (54) Plumbing supplies and fixtures, sales/service (retail);
- (55) Pool hall;
- (56) Public library;
- (57) Radio and TV station or studio (no free-standing towers);
- (58) Rental of equipment or supplies;
- (59) Restaurant (without drive-through);
- (60) Sales office (sales and/or storage);
- (61) Service and repair establishment;
- (62) Shooting gallery (indoor);

- (63) Sign shop;
- (64) Sporting goods store;
- (65) Tailor;
- (66) Taxidermist;
- (67) Theater;
- (68) Toy store;
- (69) Trade or business school; and
- (70) Warehouse sales (retail).

(C) *Conditional uses.* The following uses are permitted by right, subject to the additional conditions listed herein, and provided the conditional uses shall comply with the height, area and parking regulations for similar uses. All proposed conditional uses shall be reviewed by the Director of Community Development or his or her designee to ensure compliance with the development standards listed herein.

- (1) All conditional uses in the B1 District not already permitted in the B2 District;
- (2) Accessory open storage of building material, lumber and machinery and pipe when the material is enclosed within, and does not exceed the height of, a solid fence at least six feet high;
- (3) Animal hospital/veterinary clinic for the care and treatment of domestic pets and animals only when kennels are located entirely within the building and are sound-proofed;
- (4) Automobile, boat, recreational vehicle or manufactured home sales, rental, storage or service, provided:
  - (a) A sales office equipped with washroom facilities is provided on-site; and
  - (b) All vehicle repair must be in an enclosed structure;
- (5) Restaurant (any size with a drive-through subject to the conditions established in § 152.134(N));
- (6) Storage of construction vehicles and heavy-duty trucks when the use is accessory to a permitted, conditional or special use;
- (7) Multi-family dwellings, provided the dwellings existed on July 6, 2010;
- (8) Medical cannabis dispensing organization, as defined in the “Compassionate Use of Medical Cannabis Pilot Program Act” (ILCS Ch. 430, Act 130, §§ 1 *et. seq.*) as now in force or hereafter amended, which is registered with the Illinois Department of Financial and Professional Regulation pursuant to said Act;
- (9) Dispensary, as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Financial and Professional Regulation pursuant to said Act;
- (10) Infuser, as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Agriculture pursuant to said Act;
- (11) Transporter, as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Agriculture pursuant to said Act; and

(12) Craft grower as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Agriculture pursuant to said Act.

(D) *Special uses.* The following uses require a special use permit:

(1) All special uses in the B1 District not already listed as permissive or conditional in the B2 District;

(2) Adult entertainment establishment, subject to the provisions outlined in § 152.115;

(3) Amusement park;

(4) Cocktail lounge, bar, tavern or nightclub;

(5) Exterminating and fumigating shop;

(6) Golf driving range;

(7) Gun shop;

(8) Halfway house, subject to the provisions outlined in § 152.113;

(9) Junkyard;

(10) Kennel, animal shelter or animal obedience school;

(11) Landscape contractor's storage yard;

(12) Liquor store;

(13) Miniature golf course (outdoor);

(14) Mini-warehouse;

(15) Product assembly;

(16) Racetrack;

(17) Skating rinks (indoor and outdoor);

(18) Storage (mini, self service); and

(19) Warehouse and storage building.

(E) *Height limits.* No building or structure shall be erected or structurally altered to exceed 45 feet. Height limits may be exceeded in accordance with the provisions outlined in § 152.030.

(F) *Minimum yards.* Every building hereafter erected or enlarged shall provide and maintain:

(1) Front yard may be zero feet or at least five feet;

(2) Side yard may be zero feet or at least five feet;

(3) Rear yard may be zero feet or at least five feet; and

(4) Minimum yards may be exceeded in accordance with the provisions outlined in § 152.031.

(G) *Minimum lot areas and widths.*

(1) Single-family dwellings shall have a minimum lot area of 7,500 square feet and width of 60 feet. All other uses shall have no minimum lot area.

(2) Except for single-family dwellings, no minimum lot width shall be required in the B2 District.

(Ord. 10-3277, § 1-5.12, passed 1-4-2010; Ord. 12-3343, passed 1-23-2012; Ord. 13-3421, passed 10-21-2013; Ord. 14-3451, passed 7-21-2014; Ord. 17-3538, passed 2-6-2017; Ord. 19-3591, passed 9-3-2019; Ord. 19-3594, passed 9-16-2019; Ord. 20-3609, passed 4-6-2020; Ord. 21-3632, passed 2-22-2021)



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 B1, Neighborhood Business to B2, General Business:

Lots 1 and 2 in C.H. Mathew Subdivision of the West Half of Block 9 of the Finch Addition to the City of Galesburg, Knox County, Illinois, EXCEPT the South 191 feet of said Lot 2 and EXCEPT those portions previously conveyed or taken away for highway purposes.

Parcel Identification Numbers (PINs): portion of 99-10-151-051  
Commonly known as: 755 N Henderson St, 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 \_\_\_\_\_, 2024, by a roll call vote as follows:

Roll Call #:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Peter Schwartzman, Mayor

\_\_\_\_\_  
Kelli R. Bennewitz, City Clerk



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**Planning and Zoning Commission Letter**  
**May 21, 2024**

**AGENDA ITEM:** PZ-24-0504 Zoning Amendment of Parcel Identification Numbers: 99-13-331-003, 99-13-331-004, 99-13-331-005, 99-13-331-030, 99-13-331-010, 99-13-331-011, 99-13-331-012, 99-13-331-013, and 99-13-331-014, generally located south of First St and between Pennsylvania Ave and Michigan Ave. from (R1A) Single Family to (B2) General Business.

**SUMMARY RECOMMENDATION:** The Development Review Committee members reviewed the Zoning Amendment during their May 1, 2024 meeting and recommend approval of a zoning amendment from (R1A) Single Family to (B2) General Business.

**BACKGROUND:** The applicant is proposing to purchase the properties, demolish the existing residence and retain the properties for potential future expansion of Daves Autobody, which is a Permissive Use in the B2 zoning district.

The purpose of the B2 District is to provide for a wide range of businesses and services relying upon the patronage from areas beyond the immediate neighborhood in which they may be located.

---

| KNOX COUNTY Zoning |   | Land Use                 |
|--------------------|---|--------------------------|
| North              | R1A, Single Family                      | Residential              |
| West               | R3A, Multi-Family & B2 General Business | Residential & vacant lot |
| East               | R1A, Single Family                      | Residential & vacant lot |
| South              | B2, General Business                    | Daves Autobody           |

The 2019 Comprehensive Plan indicates this area to be Single Family. In 2019 a zoning amendment was approved from R1A to B2 for the northern portion of 2135 Grand Ave for a previous expansion of Daves Autobody.

It is anticipated this item will go to the City Council at their June 3<sup>rd</sup> on First reading and June 17<sup>th</sup> on Final reading.

**SUPPORTING DOCUMENTS:**

1. Criteria for zoning amendments
2. Aerial map, general location
3. B2 zoning ordinance
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.

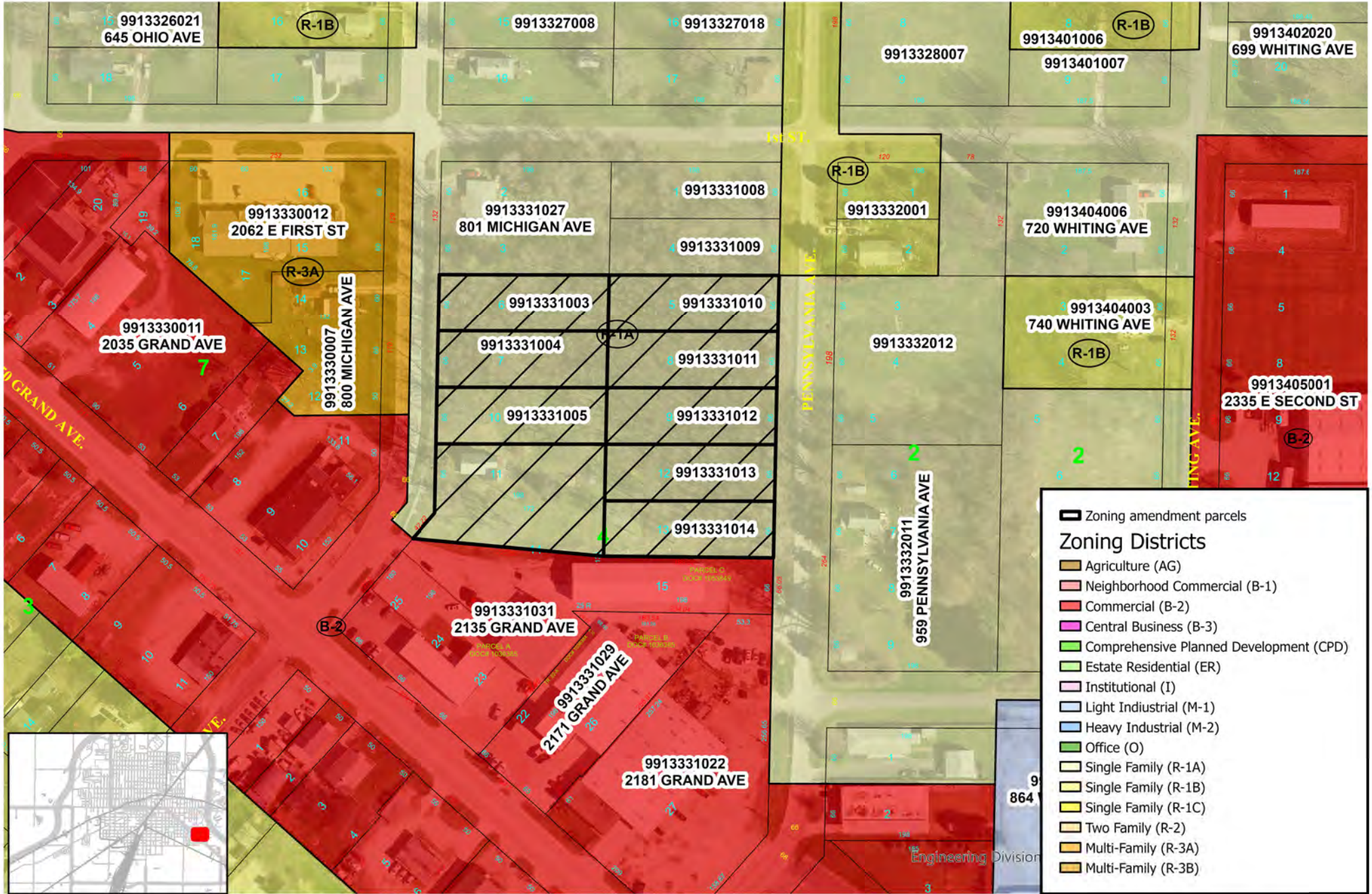
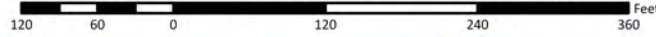
(Ord. 10-3277, § 1-2.3, passed 1-4-2010; Ord. 12-3343, passed 1-23-2012)

cc: File Copy



# Properties north of 2135 Grand Ave

## Zoning amendment from (R1A) Single Family to (B2) General Business



**Zoning amendment parcels**

**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)



## **§ 152.076 B2 - GENERAL BUSINESS DISTRICT.**

(A) *Purpose.* The B2 District provides for a wide range of businesses and services relying upon the patronage from areas beyond the immediate neighborhood in which they may be located.

(B) *Permissive uses.* The following are permissive uses:

- (1) All permissive uses of the B1 District;
- (2) Arcade;
- (3) Archery range (indoor);
- (4) Assembly/banquet/meeting hall;
- (5) Auction house;
- (6) Auto repair shop (repairs must be in an enclosed structure);
- (7) Automobile accessory store (tires, batteries and the like);
- (8) Bakery (retail);
- (9) Bowling alley;
- (10) Car wash;
- (11) Catering service;
- (12) Child care center, pre-kindergarten, kindergarten, play, special and other schools;
- (13) Cigar, cigarette, tobacco store;
- (14) Club or lodge (private);
- (15) Commercial recreational uses;
- (16) Computer store;
- (17) Contractor's office and storage;
- (18) Convenience store (with or without gas pumps);
- (19) Copy shop;
- (20) Craft and hobby shop;
- (21) Dance hall;
- (22) Department store;
- (23) Display and salesroom;
- (24) Dressmaking, tailoring, shoe repair, upholstery and similar trade;
- (25) Drive-in theater;
- (26) Electrical, electronic and/or appliance store;
- (27) Farm implements (sale and repair);
- (28) Farming, rooftop;
- (29) Farming, urban (indoor);

- (30) Feed store;
- (31) Filling/service station or quick lube establishment;
- (32) Furniture, repair, cleaning or refinishing store;
- (33) Furniture store;
- (34) Furrier shop;
- (35) Garden supply/greenhouse;
- (36) Grocery store;
- (37) Hardware store;
- (38) Health club, gymnasium or spa;
- (39) Home improvement store;
- (40) Hospital/trauma center;
- (41) Hotel/motel;
- (42) Laboratory research testing;
- (43) Laundromat;
- (44) Mail-order store;
- (45) Miniature golf (indoor);
- (46) Motorcycle sales/service;
- (47) Nursery/garden center (retail);
- (48) Nursing home/assisted living center/supportive living facility;
- (49) Office or store equipment and supplies, sales or service store;
- (50) Packaging products and service;
- (51) Pawn shop;
- (52) Pet shop;
- (53) Picture frame sales and service;
- (54) Plumbing supplies and fixtures, sales/service (retail);
- (55) Pool hall;
- (56) Public library;
- (57) Radio and TV station or studio (no free-standing towers);
- (58) Rental of equipment or supplies;
- (59) Restaurant (without drive-through);
- (60) Sales office (sales and/or storage);
- (61) Service and repair establishment;
- (62) Shooting gallery (indoor);

- (63) Sign shop;
- (64) Sporting goods store;
- (65) Tailor;
- (66) Taxidermist;
- (67) Theater;
- (68) Toy store;
- (69) Trade or business school; and
- (70) Warehouse sales (retail).

(C) *Conditional uses.* The following uses are permitted by right, subject to the additional conditions listed herein, and provided the conditional uses shall comply with the height, area and parking regulations for similar uses. All proposed conditional uses shall be reviewed by the Director of Community Development or his or her designee to ensure compliance with the development standards listed herein.

- (1) All conditional uses in the B1 District not already permitted in the B2 District;
- (2) Accessory open storage of building material, lumber and machinery and pipe when the material is enclosed within, and does not exceed the height of, a solid fence at least six feet high;
- (3) Animal hospital/veterinary clinic for the care and treatment of domestic pets and animals only when kennels are located entirely within the building and are sound-proofed;
- (4) Automobile, boat, recreational vehicle or manufactured home sales, rental, storage or service, provided:
  - (a) A sales office equipped with washroom facilities is provided on-site; and
  - (b) All vehicle repair must be in an enclosed structure;
- (5) Restaurant (any size with a drive-through subject to the conditions established in § 152.134(N));
- (6) Storage of construction vehicles and heavy-duty trucks when the use is accessory to a permitted, conditional or special use;
- (7) Multi-family dwellings, provided the dwellings existed on July 6, 2010;
- (8) Medical cannabis dispensing organization, as defined in the “Compassionate Use of Medical Cannabis Pilot Program Act” (ILCS Ch. 430, Act 130, §§ 1 *et. seq.*) as now in force or hereafter amended, which is registered with the Illinois Department of Financial and Professional Regulation pursuant to said Act;
- (9) Dispensary, as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Financial and Professional Regulation pursuant to said Act;
- (10) Infuser, as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Agriculture pursuant to said Act;
- (11) Transporter, as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Agriculture pursuant to said Act; and

(12) Craft grower as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Agriculture pursuant to said Act.

(D) *Special uses.* The following uses require a special use permit:

(1) All special uses in the B1 District not already listed as permissive or conditional in the B2 District;

(2) Adult entertainment establishment, subject to the provisions outlined in § 152.115;

(3) Amusement park;

(4) Cocktail lounge, bar, tavern or nightclub;

(5) Exterminating and fumigating shop;

(6) Golf driving range;

(7) Gun shop;

(8) Halfway house, subject to the provisions outlined in § 152.113;

(9) Junkyard;

(10) Kennel, animal shelter or animal obedience school;

(11) Landscape contractor's storage yard;

(12) Liquor store;

(13) Miniature golf course (outdoor);

(14) Mini-warehouse;

(15) Product assembly;

(16) Racetrack;

(17) Skating rinks (indoor and outdoor);

(18) Storage (mini, self service); and

(19) Warehouse and storage building.

(E) *Height limits.* No building or structure shall be erected or structurally altered to exceed 45 feet. Height limits may be exceeded in accordance with the provisions outlined in § 152.030.

(F) *Minimum yards.* Every building hereafter erected or enlarged shall provide and maintain:

(1) Front yard may be zero feet or at least five feet;

(2) Side yard may be zero feet or at least five feet;

(3) Rear yard may be zero feet or at least five feet; and

(4) Minimum yards may be exceeded in accordance with the provisions outlined in § 152.031.

(G) *Minimum lot areas and widths.*

(1) Single-family dwellings shall have a minimum lot area of 7,500 square feet and width of 60 feet. All other uses shall have no minimum lot area.

(2) Except for single-family dwellings, no minimum lot width shall be required in the B2 District.



(Ord. 10-3277, § 1-5.12, passed 1-4-2010; Ord. 12-3343, passed 1-23-2012; Ord. 13-3421, passed 10-21-2013; Ord. 14-3451, passed 7-21-2014; Ord. 17-3538, passed 2-6-2017; Ord. 19-3591, passed 9-3-2019; Ord. 19-3594, passed 9-16-2019; Ord. 20-3609, passed 4-6-2020; Ord. 21-3632, passed 2-22-2021)

**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 R1A, Single Family to B2, General Business:

Parcel 1:

Williams Addition Lot 6, Block 4, City of Galesburg, Knox County, Illinois.  
Parcel Identification Number: 99-13-331-003

Parcel 2:

Williams Addition Lot 7, Block 4, City of Galesburg, Knox County, Illinois.  
Parcel Identification Number: 99-13-331-004

Parcel 3:

Williams Addition Lot 10, Block 4, City of Galesburg, Knox County, Illinois.  
Parcel Identification Number: 99-13-331-005

Parcel 4:

Williams Addition Lot 11 and parts of Lots 14, 24 and 25, beginning at the Northwest Corner of Lot 11, East 198' S 131.74' Northwesterly 223.59' Northeasterly 42.22' North to the Point of Beginning.

Parcel 5:

Williams Addition Lot 5, Block 4, City of Galesburg, Knox County, Illinois.  
Parcel Identification Number: 99-13-331-010

Parcel 6:

Williams Addition Lot 8, Block 4, City of Galesburg, Knox County, Illinois.  
Parcel Identification Number: 99-13-331-011

Parcel 7:

Williams Addition Lot 9, Block 4, City of Galesburg, Knox County, Illinois.  
Parcel Identification Number: 99-13-331-012

Parcel 8:

Williams Addition Lot 12, Block 4, City of Galesburg, Knox County, Illinois.  
Parcel Identification Number: 99-13-331-013

Parcel 9:

Williams Addition Lot 13, Block 4, City of Galesburg, Knox County, Illinois.

Parcel Identification Number: 99-13-331-014

**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 \_\_\_\_\_, 2024, by a roll call vote as follows:

Roll Call #:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Peter Schwartzman, Mayor

\_\_\_\_\_  
Kelli R. Bennewitz, City Clerk