



# CITY OF QUINCY

## DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY HALL ANNEX, THIRD FLOOR, 706 MAINE STREET  
QUINCY, ILLINOIS 62301  
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September 2017 Plan Commission Meeting  
7:00 p.m. Tuesday, September 26, 2017  
City Council Chambers  
First Floor City Hall, 730 Maine Street

### **A G E N D A**

1. Call the meeting to order
2. Approve minutes of the August 22, 2017 meeting
3. Public comment (limited to three minutes)
4. Public hearing requested by Steve Homan for a Special Permit to operate a nightclub at 625 Maine St. Zoned: D1 Ward: 7
5. Public hearing requested by Michael Haubrich for a Special Permit for a Planned Development for C1A uses and a "Smoothie King" store with drive-up window on property at 2032 and 2034 Broadway. Zoned: R1C Ward: 4
6. Public hearing requested by the City of Quincy on revocation of Ordinance No. 13-22 granting a Special Permit for a Planned Development for a contractor's showroom and office and a 32' by 48' garage on property at 520 South 21st St. Zoned: R1C Ward: 4
7. Public hearing requested by property owners for Zoning Changes from R3 (Multi-Family Residential) to R2 (Two-Family Residential) for properties at 325, 327, 333, 339-341, 401, 405, 409, 413, and 417 South 12<sup>th</sup> St. and at 1225-1227 Kentucky St. Ward: 7
8. Public hearing requested by Koontz Development, Inc. for a subdivision to be known as Cedar Creek Subdivision under the "small tracts" provision, of property located east of Southbrook Rd. and southwest of the Drakewood First Addition. Zoned: R1A Ward: 3
9. Public hearing requested by Cedarhurst of Quincy Real Estate, LLC for a subdivision to be known as Cedarhurst Subdivision under the "small tracts" provision, of property located east of South 48<sup>th</sup> and north of Anyka Ln. Zoned: C1B Ward: 4
10. Public hearing requested by Melissa Hamilton for a Special Permit for a Planned Development to operate a wellness spa on the main level of the residence at 2424 Spring St. Zoned: R1C Ward: 3

11. Public hearing requested by Laverdiere Construction, Inc. for a Zoning Change from M3 (Planned Industrial) to M2 (Heavy Industrial) for property at 3001 Locust St. to build an asphalt plant, concrete plant, storage building, and office. Ward: 3
12. Public hearing requested by Jim VonderHaar for a Zoning Change from C1B (Limited Local Commercial) to C2 (Commercial) for property at 2522 Broadway and unaddressed property abutting on the east to build a carwash. Ward: 4
13. Public hearing requested by Adams Telecom, Inc. for a Special Permit for a Planned Development to allow office, service center and storage uses on property at 3605 North 24<sup>th</sup> St. Zoned: RU1 Ward: 3
14. Adjournment