



# CITY OF QUINCY

## *DEPARTMENT OF PLANNING & DEVELOPMENT*

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Plan Commission

Tuesday, January 27, 2025

730 Maine, City Hall, council chambers, Quincy, Illinois 62301

### MINUTES

#### **Attendance**

**Members Present:** Julie Brink (chair), Dan Brink, Dave Bellis, Mike Adkins, Laura Dighe, Tony Dede, Tim Koontz, Jarid Jones, Elaine Davis.

**Members Absent:** Ryan Whicker, Jason Traeder, Dave Rakers, Maggie Strong.

**Staff Present:** Jason Parrott, Judy Abbott, David Adam.

J. Brink calls the meeting to order at 7 p.m. and requests approval minutes from Nov. 25 meeting. Dede makes motion. Adkins seconds. Motion unanimously carries.

J. Brink recognizes Rick Smith, a long-time Plan Commission member who stepped down after the November meeting. She welcomed Dighe to her first meeting as a commissioner, replacing Smith.

Bellis issues a declaration of conflict for the agenda item regarding 1220 Broadway. The public comment period opens, but no one comes forward to address the commission.

Parrott presents a request from Connor Emrick for a special permit to demolish two buildings and construct two new buildings at 2126 S. 12th for a landscaping business. He says the City Council approved a different special permit on Dec. 1, 2025, with multiple conditions. The property is zoned for single-family residential use. The conditions of the permit are a six-foot privacy fence constructed along the western property line, a hard surface driveway and parking areas on the site and a 10-foot setback to be maintained along the western property line. The special permit would be non-transferable. Staff recommends approval the special permit to allow for the demolition of two buildings and the construction of two buildings.

D. Brink asks if Emrick is aware that the first special permit could be revoked if he doesn't follow all the conditions of the new special permit. Parrott says Emrick is aware. Parrott also explains that the 14-foot height of the buildings is to accommodate the equipment Emrick uses for his business. Adkins asks how long the special permit is good for. Parrott says the permits are non-transferable and are good until Emrick chooses to sell or discontinue the business.

Emrick thanks the commission for the previous special permit, then confirms completion of the paving of the area in front of an outbuilding. He also says brush has been removed along the west edge of the property.

D. Brink moves to concur with staff's recommendation, including the conditions regarding building size and the non-transferable permit. Adkins seconds. Motion carries unanimously. The item is referred to the City Council for final approval or denial.

Parrott presents a request from Joe Zanger for a special permit to operate an adult daycare facility at 1220 Broadway, former site of Broadway Press, a shuttered printing service. The petitioner argues that the site is well-suited for an adult daycare facility due to its proximity to city attractions and services. The facility would employ one or two people and would allow caregivers a safe and secure option for loved ones to stay while they attend daily errands and appointments. The petitioner is an employee of Zanger Real Estate, located immediately west of 1220 Broadway. Staff recommends approval with a condition that, before a courtyard area is created to the south of 1220 Broadway, a parking agreement and an ingress/egress agreement between the facility and the real estate company due to shared ownership of the properties.

Koontz asks how the area is zoned. Parrott says it is zoned D4 (Downtown Medical), which would allow for an adult daycare facility.

Zanger tells the commission he agrees with the conditions of the special permit, then mentions the plans for the area south of the building are preliminary and subject to building inspections approval. J. Brink asks about the daytime hours of operation. Zanger confirms it will be from 9 or 10 a.m. to 3 or 4 p.m.

Koontz makes motion to concur with staff's recommendation, including the parking and ingress/egress agreements. Adkins seconds. Motion carries unanimously. The item is referred to the City Council for final approval or denial.

Parrott presents a request from the Eagle Trace Condominium Homeowners Association to subdivide 0.35 acres of common ground for sale to an adjacent property owner at 4219 Bunker Drive. The subdivision would create a non-conforming lot with no street access, requiring the lot to be combined with a continuous existing lot for any development, such as a pool or a garage. If a covenant is in place for the proposed lot or the overall neighborhood development, the enforcement of the covenant would lie with the parties covered by the covenant. Staff recommends approval of the special permit. The only public input received by the Office of Planning and Development was from a property owner in the area to discuss the potential subdivision and construction of a private pool.

Koontz asks if the zoning of the parcel would change. Parrott says it will not. Parrott explains that subdividing the lot would create a non-conforming lot that could be sold to the owner of 4219 Bunker Drive, who could merge that property with the non-conforming lot and utilize it as they see fit. Norm Ellerbrock with Four Points Land Surveying tells the commission that the HOA agreement has setback rules for structures, and a pool is considered a structure, which is why this special permit is needed.

Koontz makes a motion to concur with staff's recommendation for approval. Bellis seconds. Motion carries unanimously. The item is referred to the City Council for final approval or denial.

Julie Brink opens the floor for any new business, but none is presented. Jones makes a motion to adjourn. Adkins seconds. Motion carries unanimously. The meeting adjourns at 7:22 p.m.

David Adam. Commission Secretary  
Community Planner and Developer, City of Quincy