



CITY OF QUINCY

DEPARTMENT OF PLANNING & DEVELOPMENT

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Plan Commission

Tuesday, April 28, 2026

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

MINUTES

Attendance

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

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

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

J. Brink calls the meeting to order at 7 p.m. and requests approval minutes from March 24 meeting. Jones makes motion. Adkins seconds. Motion unanimously carries.

No declarations of conflict were made by commissioners. No public comments are made.

J. Brink introduces a request from St. Francis Solanus Church for a special permit for planned development to allow for the construction and expansion of an off-street parking lot at 1626 College. Parrott says the new parking lot would add 18 parking stalls. The parking lot to the immediate east would also be reconfigured for perpendicular parking as opposed to angled as currently configured. The project requires a 15-foot buffer along the western property line of 1626 College with sight-proof landscaping, which would be a privacy fence. The parking lots would be accessible from the north and south.

A special permit for planned development is required because City Code Chapter 162.091(l) states that in a residential zoning district, no parking space may be located in a front yard. The front yard setback in an R1C zoning district is 25 feet, so if the special permit for planned development is denied, approximately six parking stalls along College Avenue above would have to be removed to make sure no parking is in the front yard. A condition of the Special Permit for Planned Development would be to waive the requirement of 162.091(l) to allow for the location of parking stalls in a front yard in a residential zoning district.

Parrott says staff finds the request for a special permit for planned development is appropriate per City Code with the condition that the requirement of City Code Chapter 162.091(l) be waived. Staff doesn't anticipate visual obstacles for vehicles entering or exiting the parking lot if parking stalls are within the 25-foot front yard.

Representing the petitioner were Curt Wavering and Father Steven Arisman, who did not add to Parrott's presentation. Commissioners had no questions for them. Ray Wheeler, who lives near the church at 1615 Oak, says he supports the parking lot expansion but expressed concerns about water drainage

issues from the parking lot affecting his property. J. Brink says the Plan Commission doesn't handle those types of questions but says she suspects the petitioner will make appropriate changes to try to address the problem.

Koontz makes a motion to approve the special permit for planned development. Jones seconds. Motion passes unanimously.

J. Brink introduces a request from Josh Klitz for a special permit for planned development to obtain a liquor license as a means to operate video gaming terminals at 1002 N. 24th. The property is zoned C1B (limited local commercial) and is part of a limited local commercial corridor along North 24th from Spruce to College. City Code prohibits alcohol sales in C1B zoning districts. The operation of video gaming terminals requires a liquor license for on-site sales and consumption of alcohol, so a special permit for planned development is required to allow for the issuance of a liquor license for on-site sales and consumption of alcohol within a C1B zoning district.

City Code 162.023 also establishes the requirements for granting a special permit. The business must be properly licensed; no illegal activities may be conducted on the premises. Alcoholic beverages cannot be sold within 500 feet of a pre-existing district use for the sale of alcoholic beverages; a non-profit school/community college/college or similar educational institution; a church of place of worship; a residentially zoned area; a building used by the United States/State of Illinois/local government; and parks/playgrounds. Chapter 162.030 of the City Code allows the Quincy City Council to waive the 500-foot restrictions and grant a special permit for alcohol sales within a C1B zoning district if it meets four requirements.

Adkins asks if a special permit was issued last year. Parrott says that a special permit was issued for this property about two years ago, and that permit normally could be transferred to the new property owner, but because no business ever was started on the property, that permit became null and void, necessitating the new permit.

The petitioner says the property is owned by Pat Frazier. Parrott says the commissioners should have received two letters of support for the project.

Jones makes a motion to approve the special permit for planned development. Bellis seconds. Motion passes unanimously.

J. Brink introduces a request from Levi Pryor to operate an automotive repair business at 426 State. Parrott says an automotive repair business is not a permitted use by right in a D5 zoning district, but such a business would be authorized through the approval of a special use permit, which is the request of the petitioner. The Downtown Industrial District is intended to accommodate traditional downtown river uses, which are typically light industrial, manufacturing and warehousing activities.

City Code Chapter 162.030(C) states that no special use shall be recommended by the Plan Commission unless the Commission agrees the petitioner will meet seven standards. Parrott says staff considers this request for a special use permit to operate an automotive repair business to be appropriate for 426 State, as there is an existing industrial/commercial makeup of the neighborhood, which means this business would not introduce a new element. City Code Chapter 162.026(A)(1) states that there is to be no outdoor storage of goods or materials unless permitted by a special use permit as specified in this chapter. If a Special Use Permit is amended to include outdoor storage, a six-foot tall wooden sight-proof fence would be required to screen the materials/equipment.

The petitioner tells the commission he doesn't plan to have storage outside. Adkins makes motion to approve. Koontz seconds. Motion passes unanimously.

J. Brink introduces a request from Krayton Higdon to allow for the use of the existing structure at 5200 Columbus Road as a garage/storage unit. The operation of the building as a garage/storage unit is not a permitted use by right in an R1A (single-family residential) zoning district, so a special permit for planned development is required. The surrounding neighborhood is primarily single-family residential with several undeveloped lots nearby. Quincy Broadcasting Company owns the cinderblock building, which was the site of a transmitter and tower for WGEM-TV before the tower was taken down on Dec. 23, 2025.

The petitioner lives approximately 1,000 feet southwest of the site along Columbus Road. He says he's interested in purchasing the lot, in part, to prevent further decay of the structure. The petitioner says the building could also be used as a single-family residence in the future. The use of this building as a single-family residence is a permitted use by right, though a review of existing building codes with the Department of Inspections would help determine if the structure complies with existing building codes. The addition of a second building on the site as a single-family residential dwelling could require review by the Quincy Plan Commission and consideration by the Quincy City Council due to the lot's building count.

Chapter 162.151 of the City Code establishes specific objectives of the planned developments with the zoning chapter, which is used to analyze a special permit for planned development. Parrott says staff sees this request specifically meeting four specific objectives of 162.151. He says staff believes the use of the building at 5200 Columbus Road as a garage/storage unit is appropriate based on a review of City Code. The building was operated in a commercial nature when the tower and transmitter were in operation, so staff does not see this use as being out of character for this parcel. Staff recommended two conditions be placed on this special permit for planned development: that no outdoor storage of equipment/materials, etc., be allowed at 5200 Columbus Road, and that only the petitioner can store equipment/materials, etc., inside the building and that leasing the space is prohibited.

Jones questions the recommendation to only allow the petitioner to store materials inside the building if he plans to buy the building. Parrott says if the petitioner is using it for storage, it would add another commercial element where he now is leasing a property that he's already operating under a special permit. The recommendation was to attempt to lessen the density of commercial use in a single-family residential neighborhood. Parrott adds that the commission could add a stipulation that if outdoor storage is allowed that it must be within a 6-foot site-proof privacy fence.

The petitioner tells the commissioners that he has many trailers he wants to park on the property, and that he's buying the property for extra space. He hopes to store bundles of rebar outside next to the building. He says he doesn't plan to park cars all over the lot. The petitioner asks if the fence could have an opening to back trailers through. Parrott says he would recommend that trailers be parked on a hard surface instead of gravel or grass. J. Brink asks the petitioner if not having outdoor storage would be inconvenient. He says he would like to place things where he needs them. J. Brink asks the petitioner if he would be open to fencing the property in from nearby houses. Parrott says as long as the vehicles are on a hard surface, the fenced area could be smaller for outdoor storage. He said the vehicles and trailers could be parked on hard surface while materials and equipment could go inside the fence. The petitioner says he would treat the place like he treats his own home and doesn't plan to make it a mess.

Joe Cisco, a neighbor whose property is contiguous to the existing property, says he would not want a fence around the entire perimeter of the property and recommends a smaller fence to house his belongings. He says the petitioner keeps his own nearby property neat. D. Brink reminds the commissioners that they need to be consistent with a decision made on the South 57th property earlier this year. Parrott says city code states that if a property is used commercially that it must have a hard surface, whether it's oil and chip, asphalt or concrete. If it's gravel, it could kick up dust into the residential homes.

Jones makes a motion to approve, with the stipulation that vehicles and trailers are parked on a hard surface and that all outdoor storage be fenced in with a sight-proof fence. Adkins seconds. Motion passes unanimously.

J. Brink introduces a request from Max Dancer, on behalf of the Quincy Broadcasting Company, to subdivide approximately 1,642 square feet in the southeast corner of a lot at 5200 Columbus Road. The subdivided lot would be sold to an adjacent property owner at 5229 Willer Drive South. The properties involved in the request are zoned R1A (single-family residential). Parrott says staff considers the subdivision as proposed as appropriate based on City Code review. This subdivision would create a landlocked lot that cannot be developed. The petitioner says once subdivided, the parcel would be combined with the existing lot at 5229 Willer Drive South.

Parrott says if the request is denied, the parcel would be a landlocked parcel that nothing can be done with. However, approving the request would allow the owner of 5229 Willer Drive South to combine the two properties into one.

Dancer says that now that Higdon is the owner of 5200 Columbus Road, the Quincy Broadcasting Company wants to help the community, and that the last thing neighbors want to do is put another tower in their backyard. He said the cost of the survey was most of the purchase price for the land, explaining that the buyer is "committed."

Koontz makes a motion for approval. Adkins seconds. Motion passes unanimously.

J. Brink introduces a request from Gem City Renewables LLC of Hingham, Mass., to obtain a special use permit to allow for the construction and operation of a 2.99 MWac commercial solar facility at 2011 N. 24th and two unaddressed contiguous lots. The city's special permit language allows a commercial solar energy facility with a special use permit in the Light Industrial (M1), Heavy Industrial (M2) and Planned Industrial (M3) zoning districts. The petitioner seeks to construct a 2.99 MWac solar farm (approximately 18 acres) on the three properties. The petitioner says the site will generate enough energy to power roughly 600 homes. The petitioner plans to lease the land, which is owned by Michelman Steel Construction Company.

The facility also requires a special permit for planned development. The city's 2014 Major Street Plan shows a proposed extension of Seminary Road from Jennifer Lane to North 24th Street as a "collector" street. However, this extension has not occurred. The petitioner seeks to install solar panels along the proposed route, so as a condition of the proposed special permit for planned development, the petitioner requests to install solar panels on the proposed route of the extension. The petitioner describes the three parcels as abandoned industrial land and cultivated cropland. The project would be a commercial solar energy facility comprised of solar photovoltaic (PV) modules, a racking system, inverters and underground electrical conduits connecting PV array blocks with inverters.

Access to the project is proposed by the modification of an existing driveway off North 24th Street, which is under the jurisdiction of the Illinois Department of Transportation. Security fencing at a minimum height of eight feet will enclose the perimeter of the project, with road access secured through locked metal gates.

Chapter 162.151 of the city code establishes specific objectives of the planned developments with the zoning chapter, which is used to analyze a special permit for planned development. Parrott says staff sees the request meeting four of the specific objectives of 162.151.

Parrott says staff considers the application for a special permit for planned development to develop a 2.99 MwAC facility at 2011 N. 24th and two contiguous properties to the south to be appropriate. He says staff considers parcels zoned for industrial use to be more appropriate for a commercial solar energy facility, thus the amendment to City Code to allow them via special use permit in light industrial, heavy industrial, and planned industrial.

The placement of solar panels on the proposed route for the Seminary Road extension, which is included in the 2014 Major Streets Plan for the city, requires a special permit for planned development. Parrott says staff recommends two conditions: that the petitioner be allowed to install solar panels along the route of the proposed Seminary Road extension, and that the project follow the requirements of City Code Chapter 164.

Adkins asks if the property is outside the city limits. Parrott assures him that it is. City Engineer Steve Bange is asked about the Major Street Plan. He says the Seminary Road extension is not needed as far as handling traffic. Parrott says the proposed use for solar panels on the site would be for 25 to 30 years. He adds that if the City Council does not agree with the special permit for planned development, the petitioner would have to provide enough room for right-of-way to construct the road. D. Brink asks if the city requires anything in terms of remediation or escrows to make sure the properties are properly cared for if they are decommissioned. Parrott says the city must be provided with a decommissioning plan.

Daniel Blaylock, an engineer, and Nathan Knapke present a slide show to the commission about the project. Knapke emphasizes that Navisun, the company he represents, typically does not develop sites and flip them. He says the company has several projects in Illinois. He said the project is expected to provide around \$350,000 in property taxes for the taxing bodies in the county. Customers would receive a 10 percent discount on energy. All solar equipment would be kept out of a residentially zoned area. He said a 180-foot setback and a thick vegetation buffer will be beneficial for nearby properties. Knapke says a building on the site will remain and that all necessary studies and agreements have been reached with Ameren to complete the interconnection application. He says a sound study will be performed but believes the impact will be minimal.

Maria Breece of Naperville, an attorney representing Navisun, makes a brief statement that the project won't harm the public health, safety or welfare of the city. Adkins asks about a bad review the company received online. Knapke agreed that the review was not good, but he didn't know the specifics.

Bellis makes a motion to approve the special permit, including the two conditions as recommended in the staff review. Jones seconds. Motion passes 8-1, with Adkins voting no.

Parrott gives the commission a review of previous City Council action regarding previous Plan Commission decisions, with two items withdrawn, approval of a solar project on Wisman Lane, approval of a small engine repair shop in Hickory Grove, and the indefinite tabling of a parking issue at 36th and

State. He then provides a quick education session about ex parte communication, the Open Meetings Act and Sunshine Law. He explains that while citizens can always contact members of the City Council, they should not contact members of the Plan Commission before any meeting. If a commissioner has heard information about something before the Plan Commission, Parrott says he would encourage the commissioner to step aside from that vote and not participate because they cannot make an unbiased decision. Adkins said, "That's going to be really hard for me." D. Brink asks if Parrott could provide other short education sessions about local government at upcoming Plan Commission meetings. J. Brink says the commission used to be "fairly seasoned" but several new people have been added, and the commissioners would benefit from learning about several topics.

Parrott says that, as of this date, nothing is on the May agenda.

No other business is brought up. A motion to adjourn the meeting is made by Bellis. Adkins seconds. Motion carries unanimously. The meeting adjourns at 8:33 p.m.

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