



CITY OF QUINCY

DEPARTMENT OF PLANNING & DEVELOPMENT

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Plan Commission

Tuesday, July 22, 2025

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

MINUTES

Attendance

Members Present: Julie Brink (chair), Dan Brink, Dave Rakers, Dave Bellis, Jim Citro, Mike Adkins, Tim Koontz, Rick Smith, Ryan Whicker, Jason Traeder, Jarid Jones,

Members Absent: Elaine Davis, Tony Dede.

Staff Present: Jason Parrott, Judy Abbott, David Adam, Bruce Alford, Gina Nottingham

Vacant: none.

J. Brink calls the meeting to order at 7 p.m.

Abbott is introduced as legal counsel for the commission. Koontz is introduced as the newest member of the commission. Smith makes motion to approve minutes from June 2025 meeting. Rakers seconds. Motion unanimously passes.

The commission discusses a special permit request by Robin Henehan for a floral shop and design studio at 601 S. 22nd. Parrott reads staff review of the request and recommends approval of the special permit with the following conditions: 1) The hours of operation are from 9 a.m. to 6 p.m. Monday through Saturday, 2) All customers must park in off-street parking stalls on the property, and 3) One parking stall must be marked as ADA accessible.

Henehan approaches to answer questions. She says she's been running her business out of her home, which is only four blocks from her proposed new building, for the past 10 years.

Bellis makes motion for approval and to send to City Council. Citro seconds. Motion passes unanimously.

The commission discusses a special use permit request by Sam Adler, who is proposing the construction of a hotel at 200 Maine that would be 68 feet in height, exceeding requirements in the city code for a D3 zoning district.

Parrott reads the staff review of the request and recommends approval of the special use permit because the hotel could potentially increase property values in the neighborhood by removing a blighted and deteriorating property. He says he understands the significance and importance of the view of the Mississippi River in this area and does not believe the additional 18 feet in height for the proposed hotel

will be a problem for nearby properties, especially ones east of Third Street. He says the additional height allows for a “unique amenity for the Quincy community” and improves public safety and welfare.

Adler approaches to answer questions. He says his company, “New + Found,” specializes in urban revitalization and does a lot with historic properties. He says his company is working on riverfront projects in several other communities. Approval of his request will allow him to create “beautiful views” of the riverfront.

Adkins asks if the hotel has a name. Adler says it does not. He says the project is still in the schematic design phase. However, some of the buildings as part of the former Welcome Inn on the property already have been razed. Bellis asks if the project will slow down or stop if the Plan Commission does not approve the special use permit. Adler says he needs a height variance to maximize the restaurant and the investment in the property. Without it, it would make the project “more tricky.”

Will Duryea, who represents the investment group, owners and contractors with View 21, 116 N. Third, comes forward to speak. He says he has no concerns and is in full support of the project. “I’m not worried about the view. I’m not worried about the height. I think it’s a great addition,” he says.

Citro thanks Adler and appreciates his willingness to “help the community.” Citro then makes a motion to recommend approval of the special use permit. Adkins seconds. Motion passes unanimously.

The commission discusses approval of a proposed expansion of the Driftwood Campground and RV Park, where concrete would be poured for 13 additional RV pads in the northern portion of the park’s middle lot along Valley View Road.

Parrott reads the staff review of the request, saying the 2013 Neighborhood Land Use Plan identifies the lots as commercial. He recommends approval. The petitioner is not in attendance, and no public comments are made. Bellis makes a motion to approve, and D. Brink seconds. Motion passes unanimously.

The commission discusses a review of the public notification process, which includes contacting property owners within 250 feet and posting signs. Most of the complaints have been from homes in the 1.5-mile buffer around the city. Potential improvements, such as using the city’s website and social media more effectively and expanding the area for property owners to be contacted, are discussed. Traeder mentions the size of public notice signs and asks about the possibility of making them larger. Parrott says the signs are similar to the size of a realtor’s sign, but he started with 10 signs six months ago and now is down to four. The commission is asked to provide feedback on the notification process.

Parrott introduces David Adam and Garrett Drew as new additions to the planning department.

No other new business is brought up by the commission.

Citro makes motion to adjourn the meeting. Bellis seconds. Motion passes unanimously. The meeting adjourns at 7:27 p.m.

David Adam
Community Planner and Developer
Commission Secretary
City of Quincy