



CITY OF QUINCY

DEPARTMENT OF PLANNING & DEVELOPMENT

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Plan Commission

Tuesday, Aug. 26, 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, Rick Smith, Jason Traeder, Jarid Jones, Elaine Davis.

Members Absent: Tony Dede, Ryan Whicker, Tim Koontz.

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

J. Brink calls the meeting to order at 7 p.m. Smith makes motion to approve minutes from July 22 meeting. Adkins seconds. Motion unanimously carries.

J. Brink introduces a request from Hope House for a special permit to operate a maternity house at 1603 Center Avenue. Parrott explains the need for the permit since the operation of a maternity house is not allowed in single-family residential zones.

Hope House officials sought the same permit a few months ago, hoping to operate a maternity house at 2122 Jefferson. Parrott says the maternity house would serve four mothers and their children. Cameras would be set up around the house, and drugs and alcohol would be banned. Participants would commit to living in the home for one year. The immediate neighborhood is a mix of single family residential, light industrial, commercial and multi-family residential. Parrott says the Neighborhood Land Use Plan identifies the property as single-family residential, but he considers it more in line with multi-family residential use. He says the most comparable use in city code for the property would be a boarding house, which requires a minimum of a multi-family residential zoning classification. Parrott recommends approval of the special permit.

Citro asks if the facility will have a maximum family size. Parrott said a maximum was not defined by code. Todd Hastings, president of the Hope House, speaks to the commission. He says he's been working on this idea for more than four years. He says no child under the age of 5 would likely be brought into the home. He says this home, with approximately 2,000 square feet, will be cheaper than the home at 2122 Jefferson, which would have required about \$30,000 in repairs. Hastings complimented Steve Schutte for remodeling work done on the home, including new floors and a new heating and air conditioning unit. He believes the neighborhood around 1603 Center Avenue is more suitable for what the Hope House mission is. He believes it will be an asset to the neighborhood.

Richard Budde, who said he has lived in the neighborhood for 46 years, also complimented Schutte's work on the home but expressed concerns about the impact on the neighborhood, saying, "None of us

really want this.” He says a factory across the street has not been in operation for the past year, but he has no problems with the owner. He said a nearby junkyard was finally cleaned up, and homes to benefit Habitat for Humanity were put on the property. He said the homes all are for single families. He said when he was younger, he saw girls who were pregnant and their boyfriends would stop by, “raising hell” all hours of the day. Budde voiced concern that no adult supervision will keep the area under control. “I think it's a fiasco that's going to happen in our nice, quiet neighborhood,” he says.

Jericho Gibson voices his concerns and opposes the special permit. He doesn't believe the home at 1603 Center is big enough to house more than two families. He believes the home will bring negativity to the neighborhood, with boyfriends coming over at any time during the day to start violence. Pat Steeples shares her 47-year history in the neighborhood and her opposition to the home. “I know the girls need help, but you need to look someplace else,” she says. She says she has called the police several times because of cars and motorcycles racing along Seminary Road, and she doesn't want to deal with drugs, alcohol, ex-boyfriends or ex-husbands causing trouble. Rev. Carl Terry, pastor of Assembly of God Church, supports the proposal. He doesn't believe Hastings would allow any “riff-raff” on a property he is associated with. Terry believes the home will bring a better life to the community.

D. Brink asks about the makeup of the neighborhood. Parrott explains the mixed-use nature of the neighborhood, making it appropriate for the maternity house.

Smith comments that the Hope House sounds like QUANADA, a shelter for battered women at 28th and Maine. The home is surrounded by mostly single-family residential homes. He says he believes people get the wrong idea about what's going to happen at facilities like this and how they are operated. He says Quincy must offer places like this for people to live.

Citro asks if the home will only serve people from Quincy and Adams County. Hastings said yes. Citro says he believes the home will be contacted by other communities which have homes like this but are full. Hastings says most clients will come through the home's connections with Birthright and CareNet. He says a director and an administrator will be in and out of the home. He says the home will be modeled after homes in Bowling Green and Rolla in Missouri, and the Rolla site hasn't had a negative incident in 13 years. Hastings says most of the women who will live there will stay for two or three years. He wants them to get an education and a job and walk out of the home with enough money in the bank for possibly a down payment on their own home. Rooms must be clean, dishes must be washed, and chores must be done. Hastings says he can't control everything and can't guarantee something won't happen. He says he lives a mile from the home and can be there within 5-10 minutes.

Citro makes a motion to agree with Parrott's recommendation for approval. Smith seconds. Motion unanimously carries and now goes to full City Council for approval. Bellis leaves meeting.

The commission hears a request from Adams County for a small tracts subdivision, going from one lot to two, for property at 101-201 N. 54th. Parrott explains the request to subdivide the lot for the construction of an elevated water storage tower by the Mill Creek Water District. No public comment is received. Smith makes motion to approve staff recommendation for approval. Jones seconds. Motion carries.

No other new business is brought up by the commission. Citro makes motion to adjourn the meeting. Adkins seconds. Motion passes unanimously. The meeting adjourns at 7:30 p.m.

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