



CITY OF QUINCY

DEPARTMENT OF PLANNING & DEVELOPMENT

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Plan Commission

Tuesday, Oct. 28, 2025

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

MINUTES

Attendance

Members Present: Julie Brink (chair), Dan Brink, Dave Rakers, Dave Bellis, Mike Adkins, Rick Smith, Jason Traeder, Tony Dede, Tim Koontz, Jarid Jones, Elaine Davis.

Members Absent: Ryan Whicker, Jim Citro.

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

J. Brink calls the meeting to order at 7 p.m. and requests approval minutes from Aug. 29 meeting. Smith makes motion meeting. Adkins seconds. Motion unanimously carries. No declarations of conflict are noted. The public comment period opens, but no one comes forward to address the commission.

Adam presents a special permit request for Connor Emrick to operate a landscaping business at 2126 S. 12th. The property is not within the city limits but is contiguous to the city. The property was subdivided in 2020, and the northern lot was considered a non-conforming use. Staff recommended approval with stipulations, including constructing a six-foot privacy fence and hard-surface parking areas to create a dust-free surface.

Parrott explains the property's history, including previous ownership and subdivision. Staff recommended in 2020 a provision for the construction of a house at 2126 S. 12th to begin within one year of the purchase of the lot. Staff also recommended for the property to be annexed into the city upon request of city water and sewer. The house was never constructed, so the property was never annexed into the city. Staff notes that the permit would allow only a landscaping business, while other commercial uses would require further review by the Plan Commission. Without the special permit, the business would be considered in violation of city zoning regulations.

Emrick, who lives at 1843 Spring, said he didn't realize any of the zoning concerns about the property until Parrott reached out to him. Jeff Coy, whose property at 1119 Madonna Drive borders Emrick's property to the west, asks if the fence installation also would involve the clearing of foliage encroaching on his property.

D. Brink says Emrick's business has grown significantly, and trucks are routinely backing in and out of the property. He said Emrick didn't ask for permission but now is asking for forgiveness. Emrick says he's OK with putting hard surfaces for parking on his property. Traeder asks about a letter sent to the Plan Commission about parties that weren't "conducive to the neighborhood" in previous years. Emrick admitted that happened three years ago but generally doesn't happen anymore.

Coy agrees that the neighbors are quieter than it was three years ago and says he doesn't want to disrupt the business, but he wants to make sure the foliage is trimmed back. Adkins asks if a fence and cleaning up the foliage would make him happy. Coy says yes. Emrick says he wants to operate his business and be respectful to his neighbors while not disturbing anyone. He says he's OK with the stipulations listed in the staff review.

Bellis makes a motion to approve the recommendation with the stipulations listed in the staff review. Jones seconds. Motion carries, with D. Brink voting no.

Adam presents a special permit request for NLLC Investment, LLC to construct a 55+ senior housing facility along Maine Street. The property is agricultural farmland and in a mixed-use neighborhood. The petitioner requests a two-year window for construction and a reduction in parking requirements from two per unit to 1.5 per unit. Staff recommends approval with conditions, including addressing the water pressure issue on east end of city before construction.

Dede asks what happens if the water pressure issue is not resolved. Parrott said one option would be to place a condition on the special permit to create a partnership between the developer and the city to make sure it is addressed. He said the city hopes to resolve the issue before the petitioner receives an Illinois Housing Development Authority grant. He said he believes Public Works Director Jeffrey Conte's opinion is that the issue will be resolved by early 2026. Traeder asks for background on the PSI issue. Bange says he's not familiar with the water pressure issue but believes it's in the city's best interest to make those improvements. He says it's never been a high priority for the city in comparison to other issues. He believes the addition of a valve to the water district on the east side of 48th Street will help with the water pressure. Smith says the property has an issue that hasn't been defined, and the city doesn't know when it will be fixed. Bellis says the local housing shortage should force the city to "get on" the water pressure issues. Traeder says it's a "bad look" when the city's water pressure is a condition of the petitioner's special permit.

Kent Paulson, a representative for NLLC Investment, says if approval of the special permit is not granted, the project is "dead in the water" because it can't apply for tax credits. He says the facility will have a property manager and a maintenance person on staff. He expects to break ground in June 2027 and complete construction in September 2028. Smith recommends adding more handicapped parking spots.

William Haire, 312 Lexington, says the water pressure at his home is 30 PSI. The water pressure at the Subway on Broadway, which is in his backyard, is 52 PSI. He said it's been a problem for years, and he's opposed to any development until the water pressure issue is resolved. Larry Wolverton, 201 Lexington, asked if a fence was going to be erected on the east side of Lexington. He says garbage trucks come into the neighborhood in the early morning house along with all of the activities at Flinn Stadium across the street. He expressed a concern about speeding along Maine Street and water retention issues. Parrott says water retention and a possible traffic study will be addressed during the site plan process, though Bange questions whether the traffic count is high enough to necessitate a study. Rakers doesn't agree with the assumption that because it's senior housing that the number of cars will be down. Parrott says the parking condition can be removed.

J. Brink says housing in Quincy is needed, and the city needs to work with developers who want to come to the city.

Bellis makes a motion to approve the recommendation. Jones seconds. Motion carries, with Adkins voting no.

Parrott reminds the commission of changes of the dates for the November and December meetings. Traeder asks if the approval of the special permit for NLLC Investment was with no conditions. J. Brink says yes. D. Brink asks how many special permits with conditions are not being followed and if there is any mechanism to monitor those permits. Parrott says special permits for plan development can have conditions on them, but special use permits do not. If his office receives a complaint, he will investigate whether a permit has conditions. If condition exists and it has been violated, his office will address it. Because so many special permits have been granted, Parrott says it's difficult to track each one.

No other new business is brought up by the commission. Bellis makes motion to adjourn the meeting. Adkins seconds. Motion passes unanimously. The meeting adjourns at 8:03 p.m.

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