



CITY OF QUINCY

DEPARTMENT OF PLANNING & DEVELOPMENT

706 Maine Street | 3rd Floor | Quincy, IL 62301

Office: 217-228-4515 | Fax: 217-221-2288

Plan Commission

Tuesday, Nov. 25, 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, Maggie Strong.

Members Absent: Ryan Whicker.

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

J. Brink calls the meeting to order at 7 p.m. and requests approval minutes from Oct. 28 meeting. Koontz makes motion. Adkins seconds. Motion unanimously carries. D. Brink issues a declaration of conflict for the agenda item regarding 1629 S. 57th. The public comment period opens, but no one comes forward to address the commission. J. Brink thanks Jim Citro for his service to the Plan Commission, and she welcomes Strong to the group as Citro's replacement.

Adam introduces a request from Jason Wollbrink (Bana Land Company) to subdivide an 8.9-acre parcel at the northeast intersection of Columbus Road and Arthur's Court to allow for the construction of multiple single-family residential homes. The lots range from 13,000 to 37,000 square feet, and a 40-foot-wide easement is planned with two access points on Columbus Road. The city's engineering manager has discussed potential adjustments to the design with the petitioner. Staff recommends approval of the subdivision.

Wollbrink introduces himself and states that the plan is only conceptual right now. He says the neighborhood is primarily single-family residential or undeveloped, with a school nearby. Davis asks if the homes will be single-story or two-story homes. Wollbrink says he expects them to be similar to the homes in the nearby Abbey Ridge subdivision. He wants to put a covenant on the property that establishes a minimum square footage and value range, but the homes will have basic architectural limitations. He expects the homes to be in the 1,650 to 1,800 square foot range with a price minimum of \$300,000, with the neighborhood to eventually be annexed into the city limits. Koontz asks if the homes will be single-family or duplexes. Wollbrink says single family. He said he plans to build a house or two but would sell the other lots to local builders and families. He said the biggest concern is if it's feasible to connect to city sewer and water in the Abbey Ridge subdivision.

Keith Kaufmann expresses concerns about the impact of the subdivision on his property and the neighborhood. He mentions that he and other neighbors were not informed about the proposed subdivision until Friday, Nov. 21, when he saw a sign in the neighborhood, and he questions the normal procedure for notifying neighbors. Parrott explains that the city's only requirement is to publish a

notification in the Herald-Whig, but his department made the decision to place the sign. He said the property already is properly zoned for Wollbrink's plan. Kaufmann says all 10 neighbors he spoke with are opposed to the subdivision, citing concerns about declining property values and increased taxation. He said the homes in the neighborhood range from \$600,000 to \$1.5 million or \$2 million. He says he has deer populating his property, and the area includes three ponds. He said if the proposed area is turned into a commune, all the wildlife will be gone. He says people have moved into the neighborhood because that property has remained vacant. He expresses concerns about 40 or 50 kids moving into the area and trespassing on his property, so he asks for a fence for protection.

Traeder asks Kaufmann to clarify: He wants to keep the ground open for deer, keep the kids out of his backyard and that the proposed houses are too cheap for the neighborhood. Kaufmann says a \$300,000 home will be no more than a starter home, and that those homes will cause the value of his home and neighboring homes to drop and his taxes to go up. Traeder asks Kaufmann if he has considered buying the property himself. He said he has talked with other neighbors who might combine their money to pay for the lot and put it in a trust. Traeder says homes built on the south side of Columbus Road are nice well-built brick ranch-style homes and would fit in well with Wollbrink's plan.

Adkins asks if Kaufmann believes the prices of the neighboring homes will go down. Kaufmann says yes. Smith asks what his evidence is for that statement. Kaufmann says he got the opinion of 10 people. Smith asks for the rational basis to make the statement. He says he can give examples of places all over Quincy where high-end subdivisions sit next to a moderate level subdivision, and property tax levels were unaffected. D. Brink confirms with Kaufmann that he wants a fence on three sides of the property. J. Brink asks if Kaufmann has a signed petition from neighbors in opposition. Kaufmann says he doesn't.

Neighbor Jacob Vogel expresses concerns about the lot sizes and the potential impact on the neighborhood's character. He suggests that some of the proposed lot sizes are too small and agrees with Kaufmann that a \$300,000 home built today does not match the current housing in the area. He says he doesn't want to be looking in someone's backyard all day. Koontz said that anyone who moved into the neighborhood knew of the possibility of the property becoming a potential development.

J. Brink opens the floor for discussion among the commission. Traeder makes a motion to concur with staff's recommendation for approval of the subdivision. Smith seconds. Motion carries unanimously. The item will be referred to the City Council for final approval.

Parrott introduces a request from Steve Williams for a special permit to allow for the storage and maintenance for up to four solar light towers on a 5.88-acre parcel at 1629 S. 57th. Williams' mother owns both properties, and the subject properties are not within the city limits but are within the city's zoning jurisdiction. A special permit granted in 2021 allowed for the storage of towers for one year, and the towers were not to be lit at night. Parrott notes that the 2021 permit allowed for the removal of the towers by Sept. 18, 2021, but the towers were not removed in time. At least one was still on the site as of March 2022. Complaints recently were received from neighboring property owners about the return of the solar light towers to the property. Department staff drove by the site on Aug. 5, 2025, and portions of 10 to 12 towers were observed. A letter was sent to Williams to inform him he had 21 days to remove the towers. The staff recommendation includes conditions for the new permit, such as the storage of towers at least 100 feet off South 57th and within a 3,000-square-foot area.

Dede asks for clarification about what the commission is determining. Parrott says the commission is considering a permit to allow no more than four towers on the site. If that permit is denied, the permit that was allowed in 2021 would remain in place. Smith asks if any other permits were on the property

before 2021. Parrott says he doesn't know of any. Jones asked for a clarification on the portions of the towers. Parrott said it appeared that some of the towers had portions missing.

Williams explains that the towers are stored at the site for staging and maintenance of the batteries, not for long-term storage. He says the towers are used for events like Honor Flight and Germanfest. He questioned the need for a privacy fence, stating the property has natural borders, but he said the privacy fence was not a "gamestopper." He says he owns 25 towers.

Joan Haubrich, who lives across from 1629 S. 57th, informs the commission of the history of the solar towers on the property and says she believes the property is now used for outdoor storage for a tractor and old trucks, cars and trailers. She mentions previous good relations with Williams and his mother. She asks for the special permit to be denied and for a rural residential area not to receive spot zoning.

J. Brink opens the floor for discussion among the commission, then starts by saying she was on the commission when the special permit was approved in 2021. She says Williams was looking for an option for a growing business, and she believed the plan commission did the right thing to offer him flexibility. She expresses disappointment that Williams didn't adhere to the rules. R. Smith says he shares the chair's "feeling of sourness," saying the 2021 special permit was a result of asking for forgiveness for operating a business that wasn't allowed. He says Williams has a second place to conduct his business and calls the recent permit request "a festering boil on our side."

Koontz asks why the permit was allowed in 2021. J. Brink says Williams was asking for a short timeframe to allow him to get his business started and move to an appropriate location. She says she was confident he would move forward elsewhere with his project and had no reason to believe he wouldn't follow the rules.

Adkins makes a motion to deny the special permit. Bellis seconds. Jones says if Williams is forced to move the business from a very rural location to a location closer to the city, the issue could wind up back in front of the Plan Commission again. Bellis says he also was on the Plan Commission when the permit was allowed, and Williams has failed to follow through. J. Brink calls for a vote. The motion carries, with Jones the only no vote.

Parrott says he has received no applications to go before the Plan Commission in December, so the next scheduled meeting likely will be held on the fourth Tuesday in January.

No other new business is brought up by the commission. Jones makes motion to adjourn the meeting. Adkins seconds. Motion passes unanimously. The meeting adjourns at 7:54 p.m.

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