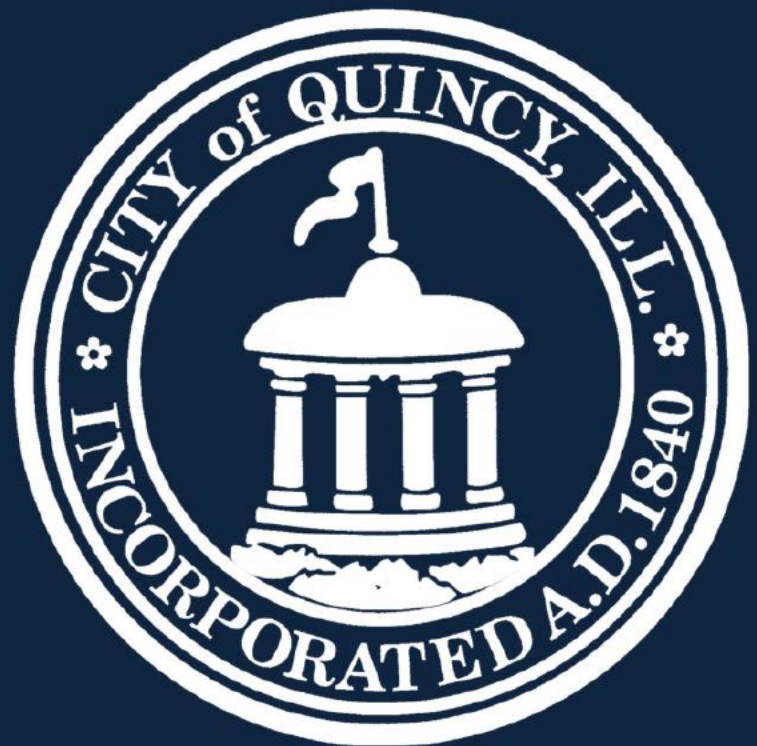


Council Meeting for December 28, 2020



ATTENTION

Due to the closure of City Hall to the general public, the city is working on a solution that will allow live broadcasting of City Council meetings to our residents. Starting Monday, August 31st go to the city's **Facebook** page to watch the city council meeting at <https://www.facebook.com/QuincyILGovernment> The City Council meeting rebroadcast is also available on the city's website, Adams channel 19 or Comcast channel 15 within 24 hours of the meeting.

Requests to Speak

In lieu of a Request to Speak, any comments regarding a city council agenda item will need to be sent as an email with contact information to cityclerk@quincyil.gov by 11:00 a.m. the Friday before the meeting. The City Clerk's Office will make sure that the comment is read in **summary** and a full copy of the comment is provided to the city council in advance.

CITY COUNCIL AGENDA

December 28, 2020

Final Agenda

7:00 P.M.

Note: All items presented are subject to final action.

REPORTS OF QUINCY PLAN COMMISSION

- Ward 2** Recommending approval of the vacation of the eastern 40' of the east-west- public alley bounded by Chestnut, Cherry, North 5th and North 6th.
- Ward 3** Recommending approval of the subdivision of property located at 3400 Quincy Mall, Quincy, IL under the "small tracts" provision of the subdivision ordinance.
- Ward 6** Recommending approval of a Special Permit for a Planned Development to operate a gaming parlor with limited alcohol sales at 1207 Harrison Street with condition that the permit is non-transferrable.
- Ward 4** The petition for a Special Permit for a Planned Development to operate a pizzeria with sit down and delivery service at 2001 Jefferson was withdrawn due to the lack of a completed application.

APPOINTMENT OF DEPUTY CITY CLERK

Amanda Keck on 1/4/21

RESOLUTION

Police Chief recommending approval of the RKBA, LLC for use of the facility for Quincy Police Department firearms training in the amount of \$8,165.

ORDINANCES

Second presentation of an Ordinance entitled:

- Ward 5** An Ordinance Granting A Special Use Permit For A Planned Development. (To operate a window tinting business, operate a rental business for solar light tower trailers and to allow outdoor storage of solar light tower trailers at 1629 South 57th Street.)
- Ward 2** An Ordinance Granting A Variation From Zoning Regulations. (1005 Broadway, attached sign permitted on frontage wall up to 25' above street grade to allow for the installation of a sign higher than 25' above street grade at 1005 Broadway)

First presentation of an Ordinance entitled:

Ward

1 An Ordinance By The City Of Quincy Authorizing And Approving The Donation Of Surplus Park District Property. (1300 N. 2nd)

Wards 1, 2 An Ordinance Amending Title VII (Traffic Code) Of Chapter 81 (Traffic Schedules) of The Municipal Code Of The City Of Quincy Of 2015. (Replace Yield with Stop signs, 6th & Cherry, Cherry stops for traffic on N. 6th)

Ward 1 An Ordinance Amending Title VII (Traffic Code) Of Chapter 81 (Traffic Schedules) of The Municipal Code Of The City Of Quincy Of 2015. ((Replace Yield with Stop signs, 14th & Maple, North 14th stops for traffic on Maple)

Ward 5 An Ordinance Amending Title VII (Traffic Code) Of Chapter 82 (No Parking Zones) Of The Municipal Code Of The City Of Quincy Of 2015. (No Parking, M-F, 7 -9 a.m. and 2-4 p.m. at Harrison Plaza from Harrison St., north 300'; Cadbury Ridge from Harrison St., north 300')

Ward 7 An Ordinance Amending Title VII (Traffic Code) Of Chapter 82 (No Parking Zones) Of The Municipal Code Of The City Of Quincy Of 2015.(Adding, parking restrictions at the east side-fire zone, west side-angle and timed parking shall be removed on North 6th , Vermont and Broadway)

Ward 7 An Ordinance Amending Title VII (Traffic Code) Of Chapter 82 (No Parking Zones) Of The Municipal Code Of The City Of Quincy Of 2015. (Adding, Police Dept. only parking zone on both sides of North 6th ,Vermont and Broadway)

REPORT OF FINANCE COMMITTEE

Quincy Plan Commission
Tuesday, December 22, 2020
7:00 p.m.
Quincy City Council Chambers
Quincy City Hall (1st Floor) – 730 Maine Street



NOTE

The above-referenced meeting is closed to the public due to the COVID-19 pandemic. The city is providing remote access. You can request remote access to the meeting by calling 217-221-3663 or emailing jparrott@quincyl.gov prior to 2:00 pm the day of the meeting.

Written comments will be accepted. Comments received prior to 2:00 pm on the day of the meeting will be read into the record during the meeting. Comments can be mailed to "Quincy Plan Commission – 706 Maine St. (3rd Floor) – Quincy, IL 62301" or emailed to jparrott@quincyl.gov.

AGENDA

1. Call the Meeting to Order
2. Approve Minutes from the Tuesday, November 24, 2020
3. Public Comment (limited to three minutes)
4. Public Hearing requested by the City of Quincy for the vacation of the eastern 40' of the east-west public alley bounded by Chestnut, Cherry, N. 5th & N. 6th Streets. (Ward 2) (RECOMMENDED APPROVAL)
5. Public Hearing requested by Charles T. & Kathie Marx for consideration of a subdivision of property located at 3400 Quincy Mall, Quincy, Illinois under the "small tracts" provision of the Subdivision Ordinance, presently zoned C3 (Ward 3) (RECOMMENDED APPROVAL)
6. Public Hearing requested by 1203 Harrison, LLC for consideration of a Special Permit for Planned Development to operate a gaming parlor with limited alcohol sales at 1207 Harrison Street, presently zoned R1C (Ward 6) (RECOMMENDED APPROVAL)
7. Public hearing requested by Jeremy Trenter for consideration of a Special Permit for Planned Development to operate a pizzeria with sit-down and delivery service at 2001 Jefferson Street, presently zoned R1C (Ward 4) (PETITION WITHDRAWN)
8. Additional Items for Consideration
9. Adjournment

PLAN COMMISSION MEETING MINUTES

7:00 p.m., Tuesday, December 22, 2020
City Council Chambers, 730 Maine Street, Quincy, Illinois

I. ATTENDANCE

Commissioners Present:

In Person: Chairperson Julie Brink, Jim Citro, Tony Dede, Tanner Freiburg, Jeff Mays
Amy Looten, Dave Bellis
Remote: Greg Davis, Nathan Koettters, George Meyer, Ald. Katie Awerkamp
Absent: Elaine Davis, Rick Smith

Staff Present:

In Person: Chuck Bevelheimer, Jason Parrott, Jeffrey Conte, Gina Nottingham
Remote: Bruce Alford

Others Present:

In Person: Ald. Jeff Bergman, Ald. Richie Reis, Norm Ellerbrock, Darin Prost, Marco Zabaneh
Remote: Aaron McCloy

II. GENERAL BUSINESS

CALL TO ORDER

Chairperson Brink called the meeting to order

APPROVAL OF MINUTES

Motion by Bellis, seconded by Mays to approve the minutes of the November 24, 2020 regular meeting as presented. Motion carried, all in favor.

III. NEW BUSINESS

Public comment limited to three minutes on topics not appearing on the agenda: None

A. Public Hearing requested by the City of Quincy for the vacation of the eastern 40' of the East-West public alley bounded by Chestnut, Cherry, North 5th and North 6th Streets (Ward 2)

Staff Report: Staff supports the request to vacate the eastern 40' of the alley as described. The request came from 2nd ward aldermen Jeff Bergman & Dave Bauer over safety concerns. The alley is located next to the driveway for the home at 1021 North 6th Street and the aldermen say on several occasions, drivers have cut across the driveway to access the alley, nearly injuring people or damaging property. Staff said devices and landscaping would be installed to prevent vehicles from using the 40 feet, but would allow pedestrians to use it. Staff said the homes that use the alley now would still be able to do so using access off of 5th Street. Staff said there are plans in place to resurface the alley, which is in poor condition, next year.

Mays asked about the letter that was submitted in support of the alley vacation that also mentioned a store. Bevelheimer said the store referenced was at 5th & Chestnut

Mays asked if the 40 feet is vacated, does the city need to maintain the entire alley.

Bevelheimer said the city would still maintain it. He said the idea is to create a walkway through the vacated area to allow pedestrian traffic while preventing vehicle traffic.

Mays asked if the city should consider vacating the entire alley, not just the 40' portion.

Bevelheimer said the city could look at that, but there are multiple properties that access their garages from the alley.

Bergman addressed the commission and reiterated the safety concerns related to this portion of the alley. He said it is his understanding that 2x4s for Hope would install curbs and landscaping to prevent people from

cutting across the driveway to enter/exit the alley, with the organization doing the work and the city supplying the concrete. Bergman said a sidewalk would be installed to allow pedestrian traffic, while still allowing the owner of 533 Chestnut to back their vehicle out of the garage and drive west on the alley. He said he and fellow Alderman Dave Bauer had not received any complaints about the proposal.

Bellis asked how neighbors were notified. Parrott said letters were sent to the standard 250 foot radius and Bergman said he and Bauer had knocked on doors and were able to speak with many of the homes in the area. Dede said he was concerned people would still drive through the driveway to access the alley. Bergman said his hope is that there are enough devices installed to prevent that.

Koetters asked if there was anything in the city code that would prevent a driveway from being so close to an alley. Bevelheimer said there are setbacks in place, but these homes were built following the previous footprint, which is allowed to follow development patters... there is a five-foot sideyard setback.

With no further discussion, Citro made a motion, seconded by Freiburg, to concur with staff recommendation and recommend approval of the vacation of the eastern 40' of the east/west public alley bounded by Chestnut, Cherry, North 5th and North 6th Streets as requested. The motion was approved with all present voting in favor.

B. Public Hearing requested by Charles T. & Kathie Marx for consideration of a subdivision of property located at 3400 Quincy Mall, Quincy, Illinois under the “small tracts” provision of the Subdivision Ordinance, presently zoned C3 (Ward 3)

Chairperson Brink recused herself from voting on the matter out of an abundance of caution, but would still oversee the discussion as chair.

Staff report: Staff supports the subdivision of the property at 3400 Quincy Mall. The 3.75 acre lot is being proposed to be split into two lots. Lot one (2.73 acres) would include the former Sears Department Store and lot two would include the former Sears Auto Center. The petitioner says the building in lot one is not being used while the building in lot two is the proposed site of a drive-thru health care clinic that could open in January. The subdivision plat shows a 30' ingress/egress easement through lot 2 to allow access for lot 1, which would be landlocked without street access if the subdivision is approved.

Petitioner Comments: Norm Ellerbrock (4-Points Land Surveying & Engineering - Hannibal, MO) told the commission he was there to answer questions. The commission did not have any questions for Ellerbrock.

Meyer asked who would operate the proposed health care clinic. Bevelheimer said it would be Blessing Hospital.

With no further discussion, Dede made a motion, seconded by Looten, to concur with the recommendation of staff and recommend approval of the subdivision of property located at 3400 Quincy Mall, Quincy, Illinois under the “small tracts” provision of the Subdivision Ordinance as requested. The motion was approved with all present voting in favor.

C. Public hearing requested by 1203 Harrison, LLC for consideration of a Special Permit for Planned Development to operate a gaming parlor with limited alcohol sales at 1207 Harrison Street, presently zoned R1C (Ward 6).

Staff report: Staff recommended denial of the requested special permit for planned development. 1207 Harrison Street is a single-family residence. The petitioner seeks to renovate the home into a gaming parlor, tear down the existing garage, install five parking spaces, and install a ten-foot landscape buffer between the parking lot and 1211 Harrison. Staff noted that the area around 12th & Harrison is primarily commercial with a stretch of 10 single family residential homes, including 1207 Harrison Street. Staff said the maximum number of gaming machines inside the gaming parlor would be three (per the city treasurer’s office), so the proposed five parking stalls would be adequate for capacity. Staff noted that the city code requires a 15’ sight-proof landscaping and/or fencing barrier between the parking lot and the property at 1211 Harrison Street, which is

five feet larger than what was proposed by the petitioner. Staff did express concerns that this request could lead to additional requests to reuse the remaining single-family residential properties in this area for commercial purposes. Staff is also concerned about the close proximity between the gaming parlor at 1207 Harrison and the nearest neighbor at 1211 Harrison, noting though that the neighbor at 1211 Harrison informed staff of their support for the project. Staff suggested that if the permit is recommended, the special permit for planned development should address hours of operation, parking, and a sunset clause for the permit.

Questions for Staff: Citro asked who asked the petitioner to petition the neighboring residential homes about their support for the project. Bevelheimer said that he asked the petitioner to petition the neighbors related to their support. Bevelheimer said he also asked the petitioner to speak directly to the neighbor at 1211 Harrison Street to gauge their support for the project. Bevelheimer said the neighbors were notified through the standard notification process.

Petitioner Comments: Marco Zabaneh (1203 Harrison, LLC) addressed the commission. He said his family has owned 1203 Harrison for 13 years and has seen the commercial expansion in the area in recent years. He said he sees potential for economic development in the area due to traffic on Harrison. Zabaneh said the neighbor at 1211 Harrison is in full support and that they have discussed a privacy fence and landscaping.

Mays asked if the petitioner is open to conditions regarding hours, parking and length of the permit. Zabaneh said he would be open to discussions if needed.

Bellis asked if the letters were given to the homeowners or the renters along the street. Parrott said 7-8 of the properties are owner-occupied and in discussing the matter with Prost, Prost said the letters were mailed if the owner did not live at the site within 250'

Ald. Reis (1000 St. Charles Drive) said he discussed the project with Ald. Awerkamp and felt as long as the petitioner did the due diligence, they would support the project. Bevelheimer said he spoke with the owner of the nearest neighboring property. Bevelheimer said the owner felt the property at 1207 would be improved and that the condition of the homes is not great and that the new owner would likely improve the character of the house, which would improve the neighborhood.

Citro said he could not recall staff recommending against a project that the neighbors supported. Bevelheimer said it is a difficult call, adding that he has trouble with the idea of putting a gaming parlor in a home in a residential area. Citro said the market should determine if there is video gaming saturation. Bevelheimer said he is concerned about how close the homes are in this area.

Freiburg asked if the stretch of homes should be zoned commercial. Bevelheimer said it could be done, but it would likely require speaking with the property owners and holding a public meeting for input, which would be difficult during the pandemic. He said it could be looked at as an amendment to the land use plan and to the zoning code. Freiburg said he is aware of spots around town that are commercial within a residential area, which could be setting up a precedent by approving this for other gaming parlors. Chuck said the zoning code allows for SP for PD for projects that don't fit into the zoning ordinance and determine needed conditions.

Citro asked if the conditions for the SP for PD need to be established tonight. Chuck said they should because this would be an ordinance. Citro asked for a recommendation of hours of operation. Bevelheimer said the hours could be Monday-Saturday from 8am to 10pm and closed on Sunday. He said the petitioner should have input on the hours. Zabaneh asked if his hours would be different at 1207 Harrison than other nearby gaming parlors. Bevelheimer said it would because the hours would be specific to this special permit. Bellis asked about hours of operation for other similar locations. Zabaneh said 1203 Harrison is open at 8 am each day and closes at 12 am or 1 am depending on the day. Zabaneh added that they have operated a location next door to a residence for 18 months with no complaints. He said he wants to make this happen, but they also want to be on a level playing field compared to similar businesses. Bevelheimer said his suggestion on hours was a start.

Citro asked if the commission supported the petition with no conditions and issues surfaced during the next year, could the ordinance be revisited. Bevelheimer said the commission would not be able to alter the special permit for planned development at a later date.

Bellis asked if the zoning could be changed. Zabaneh said he would support that. Bevelheimer said that would force the proposal to start from the beginning. Zabaneh said the Laundromat is zoned C1B and the commission could do the same for 1207 Harrison. Bevelheimer said the alcohol sales would require C2 and that he does not believe he would be able to support C2 at this time.

Zabaneh said the parlor would be shut down when the machines inside shut down per the state. He said the facility would not remain open longer than those hours.

Freiburg said if this is approved, the commission will likely receive more petitions for similar projects in this small stretch of Harrison. He said it might be more feasible to rezone the entire block commercial. Freiburg said he would not be surprised to see multiple parlors on this block. Citro said those would be considered based on community input, neighbor input and the response of the city council members.

Dede said just because there is no opposition, it does not reduce the responsibility we have to avoid setting a precedent or for creating future problems for this commission and other areas of the community. He said the neighborhood land use plan calls for residential. Dede said he is concerned about using a house for this. He said this is creating the first domino to allow for more parlors.

Bevelheimer said he understands the commercial land use discussion. He said he is just concerned with the precedent this would set for further use of these homes. Dede said he would be more comfortable with the home being torn down and a new structure built compared to renovating an existing home into a commercial unit. Citro said the owner owns the property and has the right to do what they want to do with it, be it new construction or retrofitting.

Reis said he did not want to have a business open with an undue disadvantage to his competitors. He said it should be noted that no one spoke against this project.

Mays said the investment in this property is going to benefit the remaining homes along that stretch and could result in more commercial use. Mays said when the council members in a ward support a project, the remaining council members generally side with them on a project.

With no further discussion, Citro made a motion, seconded by Mays, to not concur with staff recommendation and to instead recommend approval of the special permit for planned development to operate a gaming parlor with limited alcohol sales at 1207 Harrison Street with the condition that the special permit for planned development be non-transferable. The motion was approved, with all present voting in support except for Dede who voted against the motion (10-1 tally).

D. Public hearing requested by Jeremy Trenter for consideration of a Special Permit for Planned Development to operate a pizzeria with sit-down and delivery service at 2001 Jefferson Street, presently zoned R1C (Ward 4).

Brink said she had been informed by staff that the petitioner did not complete the appropriate documentation to move the special permit forward and asked for the petition to be withdrawn. Citro made a motion, seconded by Bellis, to concur with staff recommendation and withdraw the petition from consideration. The motion carried with all present voting in support.

IV. ADDITIONAL BUSINESS: None

V. ADJOURNMENT: Bellis made a motion, seconded by Citro, to adjourn. All presented voted in favor.

Respectfully submitted: Jason Parrott – Technical Secretary – Quincy Plan Commission

ALLEY VACATION REVIEW

Applicant/Owner	Address	Ward	Vacation Requested
City of Quincy	6 th Street (Cherry to Chestnut)	2	Eastern 40' of East/West Public Alley



LOCATION/BACKGROUND:

The city of Quincy is requesting the eastern 40' of the east-west public alley bounded by Chestnut, Cherry, North 5th and North 6th Streets be vacated. The request comes from 2nd Ward Aldermen Dave Bauer and Jeff Bergman over safety concerns.

The alley is approximately 400' in length and 20' in width, connecting North 5th and North 6th Streets. The 40' section of the alley being requested for vacation is located immediately south of the driveway for the property at 1021 North 6th Street, which is one of the tiny homes for veterans constructed along North 6th Street between Cherry and Chestnut Streets.

The safety concerns referenced by the aldermen relate to vehicles driving on the driveway of 1021 North 6th Street as they enter/exit the alley, resulting in possible personal injury and/or damage to property. If the vacation is approved, devices would be installed that would prevent vehicles accessing the eastern 40' of the east/west alley, while still keeping this portion of the alley open for pedestrians. The remaining approximately 357' of the alley would still be open for vehicular use.

The alley is of a deteriorating condition. Quincy's Director of Utilities & Engineering, Jeffrey Conte, says the city plans to resurface the alley next year.

The Department of Planning & Development sent notice of this hearing to the owners of property within 250' of the eastern 40' of the alley. The department received no comments regarding the proposed alley vacation at the time of this writing.

STAFF COMMENTS:

Staff supports the requested alley vacation. The vacation spans only the portion of the alley along the northern property line of 535 Chestnut Street, which does not appear to staff to be used to access the alley. The remaining properties located along the alley would still be able to access the alley, but they would only be able to enter/exit the alley off N. 5th Street. Utilities have been contacted and (assuming approval), standard language reserving permanent easements of access for the maintenance of any utilities will be included in the alley vacation ordinance.

STAFF RECOMMENDATION:

Staff recommends approval of the vacation of the eastern 40' of the east/west public alley in the block bounded by Cherry, Chestnut, North 5th and North 6th Streets as requested.



**SUBDIVISION REVIEW
(SMALL TRACTS)**

Applicant/Owner	Charles & Kathie Marx c/o Norman Ellerbrock (Four Points Land Surveying & Engineering, Inc – Hannibal, Missouri 63401)
Subdivision Name	N/A
Address	3400 Quincy Mall
Zoning	C3, Commercial
Ward	3
Parcel	<u>Pre-Subdivision (as provided by petitioner)</u> Parcel (3400 Quincy Mall): approximately 3.75 acres (163,526 ft ²) <u>Post Subdivision (as provided by petitioner):</u> Lot 1: approx. 2.73 acres (119,023 ft ²) Lot 2: approx. 1.02 acres (44,503 ft ²)
Request	Create two lots from one lot
Lot Size Requirements	Area: None Lot Width: None

LOCATION AND CURRENT ZONING:



STAFF COMMENTS:

The subject property is located at 3400 Quincy Mall. The entire lot is approximately 3.75 acres and is located within Ward 3 of the corporate city limits. The property is zoned C3, Commercial and the Neighborhood Land Use Plan of 2013 recommends commercial use in the future.

The petitioner is requesting to subdivide the existing lot into two lots. Lot one would be approximately 2.73 acres and would include the former Sears Department Store (approximately 70,000 square feet). Lot two would be approximately 1.02 acres and include the former Sears Auto Center (approximately 12,000 square feet).

The petitioner says the building within Lot 1 is currently empty and not in use. The building in Lot 2 is the proposed site of a new drive-thru health care clinic. Recent news reports state the clinic could open its doors next month.

The plat for the subdivision (provided in your packet) identifies a 30'-wide ingress/egress easement through Lot 2 to provide access to Lot 1 as it would be landlocked without street access. An approximation of the easement is below.



The subject property is bordered by multiple commercial properties including the Quincy Mall, a local bank (First Bankers Trust), a grocery store (Aldi), and the former U.S. Army Reserve Training Center on the north side of Broadway and a strip mall and a cemetery south of Broadway.

City staff has received no phone calls or emails regarding this petition at the time of this writing.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed “small tracts” subdivision of 3400 Quincy Mall to create an unnamed two-lot subdivision.

STATE OF ILLINOIS
COUNTY OF ADAMS

THE UNDERSIGNED, HEREBY ACKNOWLEDGES THAT THEY OWN ALL OF THE PREMISES DESCRIBED IN THE ATTACHED PLAT OF XXXXXXXX SUBDIVISION TO THE CITY OF QUINCY, COUNTY OF ADAMS, ILLINOIS, AND THAT THE OWNER HAS CAUSED SAID PLAT TO BE MADE AND THAT IT IS A TRUE AND CORRECT PLAT OF XXXXXXXX SUBDIVISION TO THE CITY OF QUINCY, ADAMS COUNTY, ILLINOIS, AS LAID OFF IN LOTS BY NORMAN D. ELLERBROCK, PROFESSIONAL LAND SURVEYOR, NUMBER 35-3159; AND THE UNDERSIGNED, BEING THE OWNERS OR BEING DULY AUTHORIZED BY THE OWNERS, HEREBY DEDICATES AND GRANTS TO PUBLIC ALL STREETS, RIGHTS-OF-WAY, HIGHWAYS AND OTHER PUBLIC AREAS AS INDICATED AND SHOWN ON SAID PLAT; AND DEDICATES PUBLIC UTILITY AND DRAINAGE EASEMENTS FOR THE PURPOSES OF LOCATION, CONSTRUCTION, MAINTENANCE, AND OPERATION OF ANY PUBLIC UTILITY. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE ERRECTED ON SAID EASEMENTS. THE UNDERSIGNED FURTHER STATES THAT THE SUBDIVISION IS LOCATED WITHIN THE LIMITS OF QUINCY SCHOOL DISTRICT #172.

DATED THIS _____ DAY OF _____, 2020.

CHARLES T. MARX

KATHIE J. MARX

STATE OF ILLINOIS
COUNTY OF ADAMS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT CHARLES T. MARX AND KATHIE J. MARX, KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIZED SEAL THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF ILLINOIS
COUNTY OF ADAMS

I, RYAN A. NIEKAMP, COUNTY CLERK OF ADAMS COUNTY, STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE RECORDS IN MY OFFICE AND THAT I FOUND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL TAXES OR UNPAID CURRENT SPECIAL TAXES AGAINST THE TRACT OF LAND DESCRIBED IN THE ABOVE PLAT.

GIVEN UNDER MY HAND AND SEAL OF SAID COUNTY, THIS _____ DAY OF _____, 2020.

RYAN A. NIEKAMP, COUNTY CLERK OF ADAMS COUNTY

STATE OF ILLINOIS
COUNTY OF ADAMS

I, VIRGINIA HAYDEN, CITY CLERK FOR THE CITY OF QUINCY, ADAMS COUNTY, STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF SUBDIVISION WAS APPROVED BY THE QUINCY PLAN COMMISSION AND WAS DULY APPROVED BY THE CITY COUNCIL OF THE CITY OF QUINCY AT A REGULAR MEETING HELD _____ I FURTHER CERTIFY THAT THERE ARE NO UNPAID CITY SPECIAL ASSESSMENTS OF THE CITY, THAT ANY REQUISITE SECURITY FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS HAS BEEN PROVIDED, AND THE PLAT IS THEREFORE ENTITLED TO RECORD. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

VIRGINIA HAYDEN, CITY CLERK

STATE OF ILLINOIS
COUNTY OF ADAMS
CITY OF QUINCY

I, JEFFREY CONTE, P.E., DIRECTOR OF ENGINEERING FOR THE CITY OF QUINCY, HEREBY CERTIFY THAT:
(A) THE ATTACHED PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 161 (SUBDIVISIONS) OF THE CODE OF QUINCY;

DATED THIS _____ DAY OF _____, 2020.

JEFFREY CONTE, P.E.
DIRECTOR OF ENGINEERING & UTILITIES

I, NORMAN D. ELLERBROCK, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3159, DO HEREBY STATE THAT I HAVE SURVEYED, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS, AND WITH THE ORDINANCE OF THE CITY OF QUINCY, FOR CHARLES T. AND KATHIE J. MARX, THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

A TRACT OF LAND LYING IN PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF QUINCY, ADAMS COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 86 DEGREES 35 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 495.03 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 01 DEGREES 06 MINUTES 25 SECONDS EAST A DISTANCE OF 37.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ILLINOIS ROUTE 104 - BROADWAY STREET AND THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 45 MINUTES 25 SECONDS WEST A DISTANCE OF 255.00 FEET TO A MAG SPIKE SET; THENCE NORTH 01 DEGREES 07 MINUTES 13 SECONDS EAST A DISTANCE OF 592.75 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 32 SECONDS EAST A DISTANCE OF 12.83 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 26 SECONDS EAST A DISTANCE OF 26.89 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 32 SECONDS EAST A DISTANCE OF 23.89 FEET; THENCE NORTH 59 DEGREES 12 MINUTES 50 SECONDS EAST A DISTANCE OF 57.64 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 31 SECONDS EAST A DISTANCE OF 169.23 FEET TO A FOUND IRON PIPE; THENCE SOUTH 01 DEGREES 06 MINUTES 35 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 650.16 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 3.75 ACRES, MORE OR LESS.

I DO FURTHER STATE:

(A) THAT I SUBDIVIDED THE SAME INTO TWO LOTS, NUMBERED 1 THROUGH 2, THE STREETS AND EASEMENTS AS SHOWN ON THE ATTACHED PLAT. UNLESS NOTED OTHERWISE, IRON PINS IDENTIFY ALL LOT CORNERS AS SHOWN ON SAID PLAT AND ALL MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS THEREOF. SAID SUBDIVISION IS TO BE KNOWN AS XXXXXXXX SUBDIVISION, QUINCY, ADAMS COUNTY, ILLINOIS.
(B) I, OR THE DIRECTOR OF ENGINEERING OF THE CITY OF QUINCY, WHOSE ADDRESS IS 730 MAIN STREET, QUINCY, ILLINOIS, SHALL RECORD THIS STATEMENT AND THE ATTACHED PLAT, IN THE OFFICE OF THE CLERK/RECORDER OF ADAMS COUNTY, ILLINOIS.

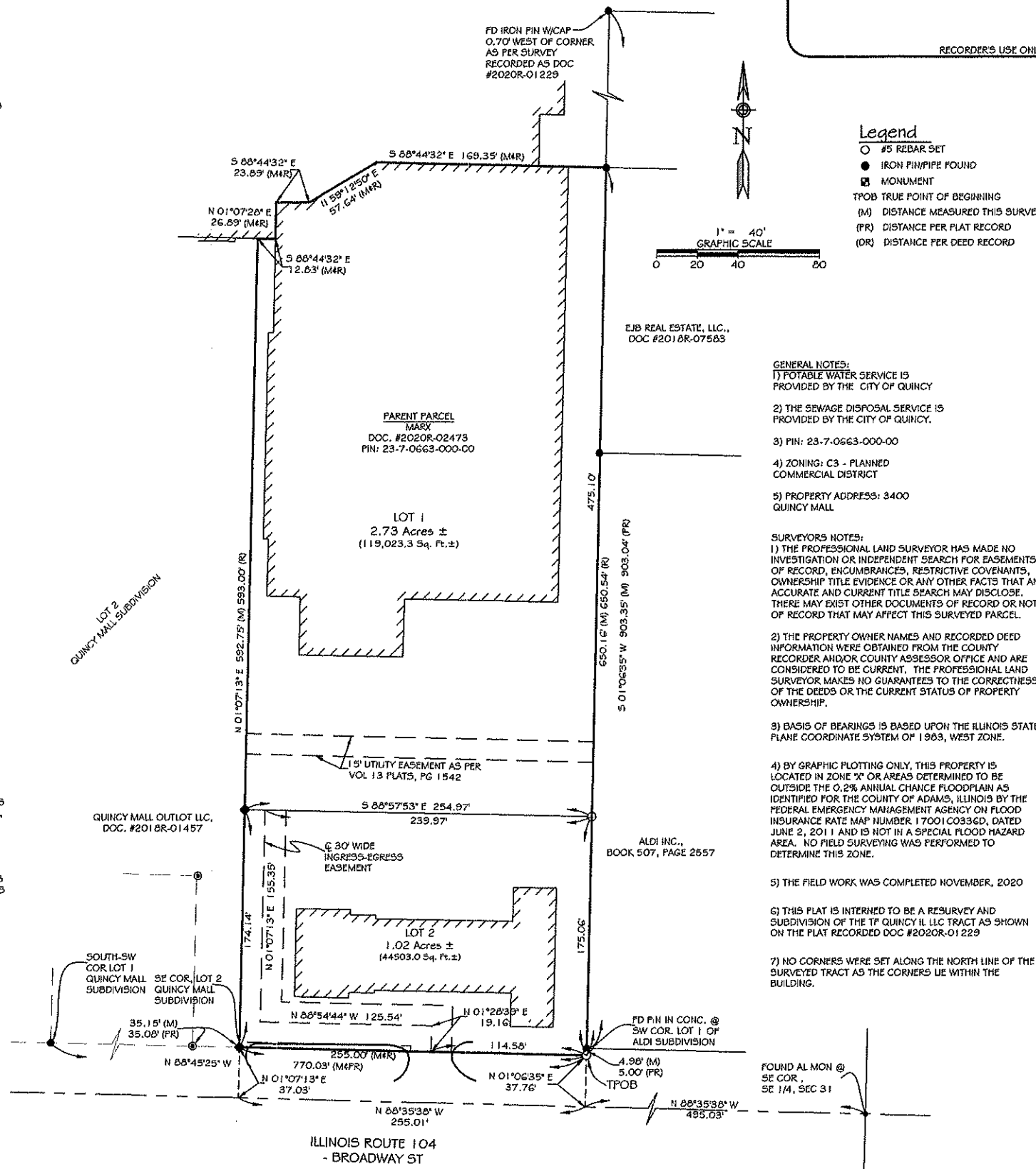
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DATED THIS _____ DAY OF _____, 2020.

NORMAN D. ELLERBROCK
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3159
LICENSE EXPIRES 11/30/2022
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-006044

XXXXX SUBDIVISION

A TRACT BEING PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF QUINCY, ADAMS COUNTY, ILLINOIS



RECORDERS USE ONLY

- Legend**
- #5 REDAR SET
 - IRON PIN/PIPE FOUND
 - MONUMENT
 - TPOB TRUE POINT OF BEGINNING
 - (M) DISTANCE MEASURED THIS SURVEY
 - (FR) DISTANCE PER PLAT RECORD
 - (DR) DISTANCE PER DEED RECORD

- GENERAL NOTES:**
- POTABLE WATER SERVICE IS PROVIDED BY THE CITY OF QUINCY.
 - THE SEWAGE DISPOSAL SERVICE IS PROVIDED BY THE CITY OF QUINCY.
 - PIN: 23-7-0663-000-00
 - ZONING: C3 - PLANNED COMMERCIAL DISTRICT
 - PROPERTY ADDRESS: 3400 QUINCY MALL

- SURVEYOR'S NOTES:**
- THE PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
 - THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM THE COUNTY RECORDER AND/OR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP.
 - BASIS OF BEARINGS IS BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X' OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED FOR THE COUNTY OF ADAMS, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NUMBER 17001C033GD, DATED JUNE 2, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
 - THE FIELD WORK WAS COMPLETED NOVEMBER, 2020
 - THIS PLAT IS INTENDED TO BE A RESURVEY AND SUBDIVISION OF THE TR QUINCY ILL LLC TRACT AS SHOWN ON THE PLAT RECORDED DOC #2020R-01229
 - NO CORNERS WERE SET ALONG THE NORTH LINE OF THE SURVEYED TRACT AS THE CORNERS LIE WITHIN THE BUILDING.

PLAT OF SURVEY
SEC. 31, T1S, R8W
4TH PM, CITY OF QUINCY,
ADAMS COUNTY, ILLINOIS

NO.	DATE	REVISION DESCRIPTION	BY

FOUR POINTS LAND SURVEYING & ENGINEERING, INC.
17 NORTHPORT PLAZA
HANNIBAL, MO. 63401
573-406-5533
ILLINOIS PROFESSIONAL DESIGN FIRM # 184-006044

PREPARED FOR:
CHARLES T. MARX
&
KATHIE J. MARX

DRAWN	CHECKED
NDE	NDE
DRAWING NAME 200189subd	
PROJECT NO. 20-0199	
SHEET NO. 1 OF 1	

REVIEW – SPECIAL PERMIT FOR PLANNED DEVELOPMENT

Applicant/Owner or Prospective Owner	1203 Harrison, LLC 1203 Harrison Street – Quincy, IL 62301
Address(es)	1207 Harrison Street
Parcel Size(s)	64' x 142' = 9,088 square feet
Ward	6
Current Zoning	R1C (Single Family Residential)
Request	Operate a video gaming parlor with limited alcohol sales at 1207 Harrison Street



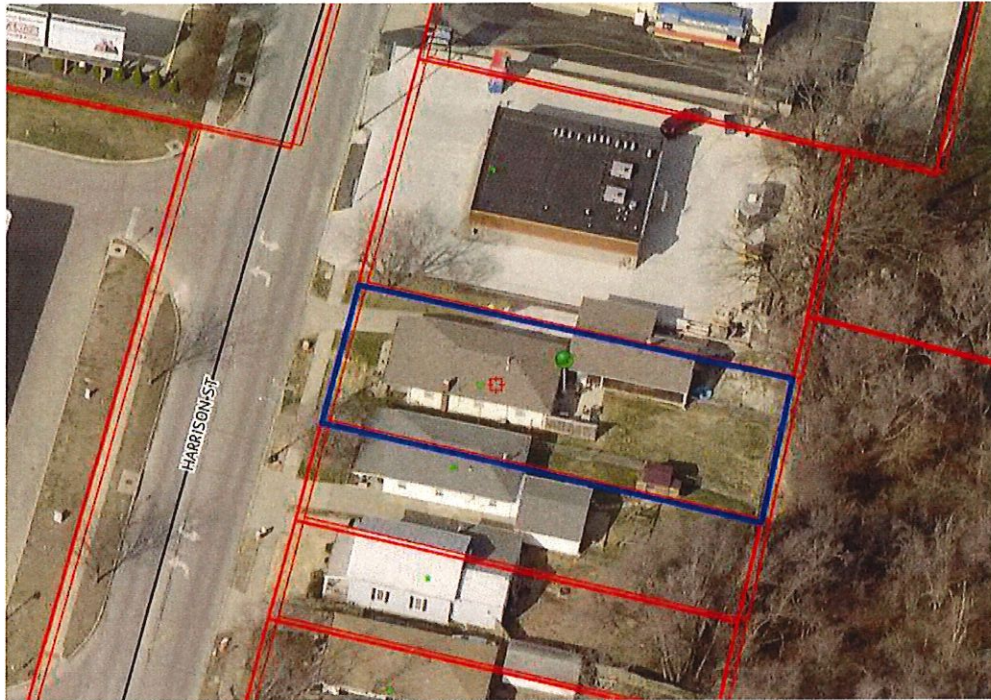
LOCATION/BACKGROUND:

The petitioner seeks a special permit for planned development for the property at 1207 Harrison Street to operate a gaming parlor with limited alcohol sales. Staff has been presented with a purchase offer from the petitioner.

1207 Harrison Street is a single-family residence located in Ward 6 and is zoned R1C (single-family residential). The lot is nearly 9,100 square feet. The petitioner plans to renovate the home into a gaming parlor, tear down the existing garage located northwest of the structure, install five parking spaces in the rear of the building (including one accessible spot), and develop a ten-foot wide landscaping buffer between the proposed parking lot and the residential property next door at 1211 Harrison Street. An approximation is below (further details are included in the petition provided to the commission).



The stretch of Harrison Street, from 12th Street to 14th Street is a mix of single-family residential and commercial. There is a Laundromat with gaming machines (owned by the petitioner) to the immediate west of the subject property along with a fast food restaurant (Dairy Queen), a strip mall to the southwest and a grocery store (HyVee) to the south. There is some undeveloped land (which is owned by a local health care provider to the north of the subject property). To the east of the home are nine single-family residential homes, the vast majority of which are owner-occupied. The property at the northeast corner of 14th & Harrison is being rezoned to allow for an ATM and potential banking-related services in the future.



CURRENT PLANNING:

The 2013 Neighborhood Land Use Plan categorizes 1207 Harrison Street as single-family residential use.

STAFF COMMENTS:

The RIC Zoning District does not allow for the development of a gaming parlor with limited alcohol sales, thus the need for the special permit for planned development.

The website for the Illinois Gaming Board states that during the month of November (2020), there were 75 establishments in the city of Quincy that had at least one video gaming machine. There are a total of 236 video gaming machines currently in the corporate city limits of Quincy.

The submitted sketch for the exterior of the gaming parlor shows five parking stalls (including one accessible) in the rear of the building. Chapter 162 does not include a commercial parking standard for a gaming parlor. Staff would assume that if there is one parking space available for the parlor's on-site employee, there would be four spaces available for customers. The City Treasurer's Office says the proposed gaming parlor at 1207 Harrison Street would be allowed a maximum of three machines, which would be adequate parking for one vehicle per machine in the proposed parking lot.

The petitioner is proposing a ten-foot landscape barrier between its new proposed parking lot behind the structure and the neighboring single-family residence at 1211 Harrison Street. If the special permit for planned development is approved as proposed, city code requires a 15-foot sight-proof landscaping and/or fencing barrier be constructed between the proposed parking lot and the property at 1211 Harrison Street. This provision is in place if parking is provided in a commercial district adjacent to a residential district or where five or more parking spaces are provided for use in a residential district adjacent to a residential district. This project would meet both requirements for the 15' barrier if the special permit for planned development is approved as the use would be commercial and the parking lot would have five spaces.

Staff is concerned this could lead to additional requests to reuse the remaining residential properties in this two-block stretch of Harrison Street for commercial purposes. Staff is also concerned about the close proximity of 1207 Harrison Street to 1211 Harrison Street, given the potential late hours of the proposed gaming parlor.

The petitioner provided staff a letter from the owner of 1211 Harrison Street that says the owner supports the project. The petitioner was asked to circulate a petition to the nine residential property owners to gauge their support for the project. The petition was not completed due to concerns regarding COVID-19.

At this time, staff has received no comments regarding this project.

STAFF ANALYSIS OF REQUIREMENTS FOR SPECIAL PERMIT FOR PLANNED DEVELOPMENT

Chapter 162.003 of the city code establishes the intent and purpose of the Zoning Chapter, which is used to analyze a special permit for planned development.

Staff sees the proposed gaming parlor as specifically meeting the following standards established in Chapter 162.003

- (A) Promoting and protecting the public health, safety, morals, comfort and general welfare of the city;
- (K) Preserving and increasing the amenities of the city;

Staff sees the proposed gaming parlor as specifically failing to meet the following standards established in Chapter 162.003

- (G) Fostering a more rational pattern of land use relationship between residential and nonresidential uses;
- (H) Protecting residential and nonresidential areas from harmful encroachments by incompatible uses;
- (R) Securing for the public adequate locations for housing, employment, shopping, education and recreation;
- (V) Encouraging the construction and maintenance of a full range of housing opportunities

Staff has identified G, H, R, & V due to the elimination of a single-family home in a residential zoning district and replacing it with a commercial property, which could, in turn, lead to additional instances in this area for converting existing single-family residences to commercial use through special permits for planned development.

STAFF RECOMMENDATION:

Staff understands the nature of the request from the petitioner to operate two locations with gaming next door to each other. But staff is also concerned about the impact of the proposed gaming parlor being located in a residentially-zoned district, so close to the neighboring residential property. For that reason, staff recommends denial of the special permit for planned development requested to open a gaming parlor with limited alcohol sales at 1207 Harrison.

If the Commission chooses to grant the permit, staff would recommend placing a limit on hours of operation for the facility, specific parking restrictions for the facility (based on maximum occupancy) and a provision that says the special permit for planned development is non-transferrable.

ZONING REQUEST CHANGE FOR:
 1203 HARRISON ST.
 1207 HARRISON ST.
 QUINCY, IL.

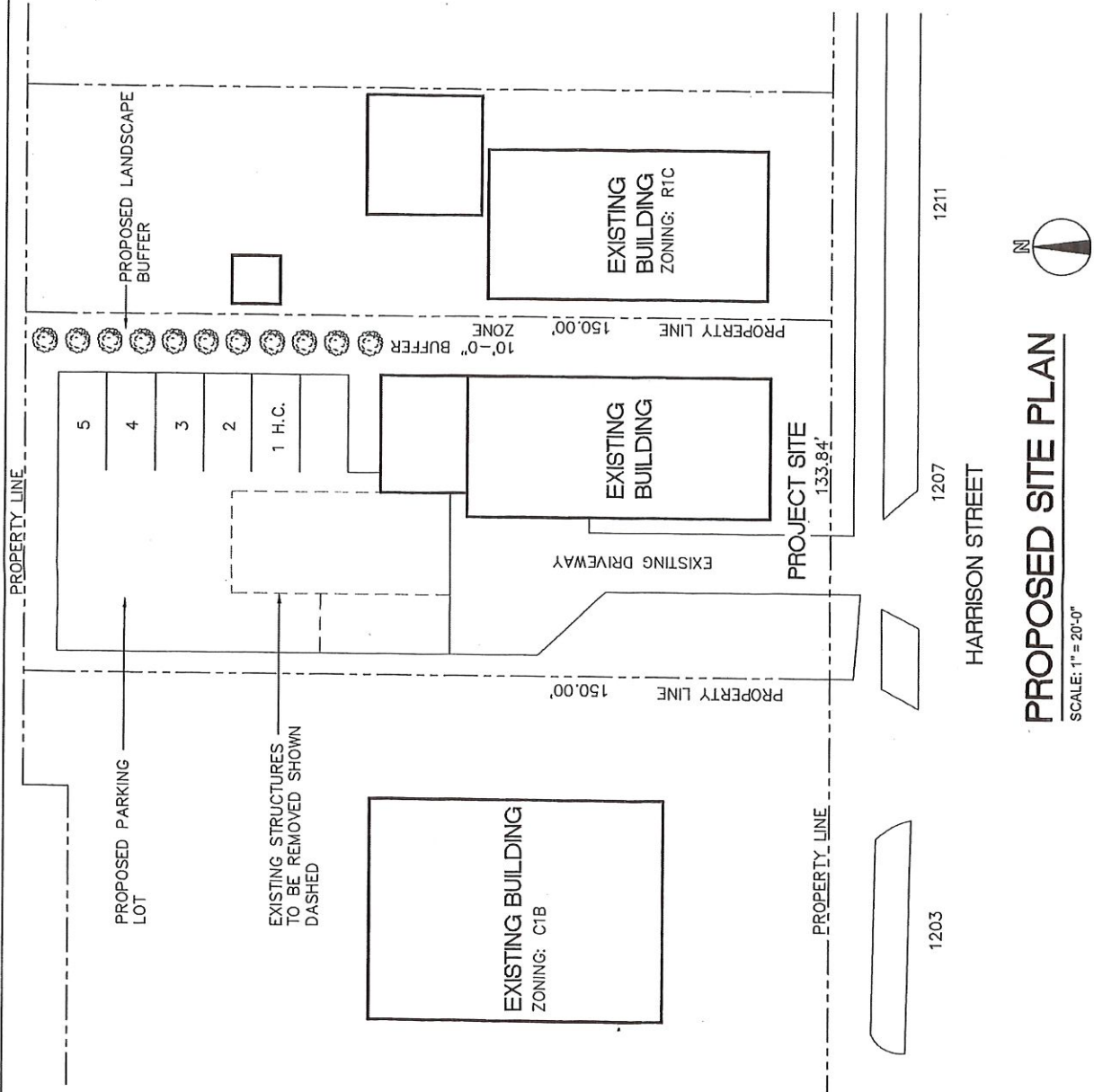
NO.	DATE	REVISION DESCRIPTION
1		
2		
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SCALE: 1" = 20'-0"
 DRAWING DATE: 11/20/20

DESIGNED:	
DRP:	
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CHECKED:	
DRP:	
DRP:	
DRP:	

SHEET **A2** OF 2 SHEETS
 REV **XX**
 PROJ. NO. **A-20-161**

PROPOSED SITE PLAN



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



OFFICE OF THE CITY CLERK
CITY OF QUINCY
VIRGINIA HAYDEN, MMC

CITY HALL SUITE 129
730 MAINE STREET
QUINCY, IL 62301-4956

PHONE (217) 228-4510
FAX (217) 221-3664
JHayden@ci.quincy.il.us

December 21, 2021

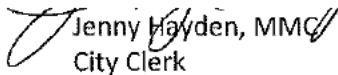
To Honorable Mayor Moore and City Council:

It is with great pleasure that we would like to recommend Amanda F. Keck for the position of Deputy City Clerk. Amanda is familiar with city government as she has worked for the city from 2007 to 2016 before leaving to raise her family.

Amanda is experienced in Payroll/Departmental Scheduling, Departmental Budget/Accounting, Office/Grant Administration, Zoning/Building Permit Activities, as well as general office duties. Amanda has worked as a Paralegal/Legal Assistant. Laura and I are confident she will be an asset to the office.

Amanda has had experience working with the general public as well as with our Aldermen. She will be someone Laura will be able to depend on whether in or out of the office.

We ask for your support in appointing Amanda Keck as the new Deputy City Clerk with her first day being January 4, 2021.


Jenny Hayden, MMC
City Clerk

Laura Oakman
Future City Clerk



DEPARTMENT OF POLICE CITY OF QUINCY

From the Office of Robert A. Copley, Chief of Police
530 Broadway - Quincy, Illinois 62301-4058
Phone (217) 228-4480, Fax (217) 221-2269

December 23rd, 2020

Mayor Kyle Moore
Members of the Quincy City Council
Quincy City Hall
730 Maine Street
Quincy, IL 62301

RE: CONTINUED USE OF RKBA GUN RANGE

Dear Mayor Moore and Members of the Quincy City Council:

The purpose of this letter is to ask for your approval in continuing to use the RKBA Gun Range for our department firearms training. RKBA owner, Mark Dempsey, charges our agency \$115.00 per officer (71) for an annual membership. The annual payment of \$8,165.00 for the use of RKBA range is due at this time. I am suggesting we continue to use this range; therefore, I am seeking your approval to move forward with this payment.

We have now used RKBA Gun Range for five years. RKBA has enabled our department to enhance our firearms training program. Rather than one or two annual training sessions, we held five full sessions and several smaller ones this year. Officers now transport themselves to the range and because of the location; therefore, there is no need to provide travel time. We also use RKBA for our Emergency Response Team firearms training. Paying the annual membership fee allows our officers to use the range on their own time, giving them even more opportunity to develop and improve their skills.

Mr. Dempsey has made continuous improvements to his facility and has agreed to any request that we have made. This continues to be a great partnership and I see the relationship only getting better in the future.

Without belaboring the point, let me say that firearm training is one of the most crucial areas of police training, as it encompasses tasks that are rarely performed and yet are extremely high risk. The less frequently a task is performed, the more training time is needed to obtain proficiency. The elevated risk exists both in personal safety and in potential litigation. Each firearm-related incident will be highly scrutinized, both legally and by the public, and we need to ensure that our officers react properly and with accuracy. A firearms training program that will give the officers more time on the range will better prepare them should they need to use their firearm in the line of duty. The use of RKBA Gun Range gives us such a program.

“Service – Pride – Dignity“

QUINCY POLICE DEPARTMENT
Mayor Moore and City Council
December 23rd, 2020
Page 2

If you have any questions or concerns, please do not hesitate to contact me. In my absence, you may also contact Deputy Chief Yates or Deputy Chief Pilkington. I thank you for your consideration of this request.

Sincerely,

Robert A. Copley
Chief of Police

RAC:ay

Cc: Mr. Jeff Mays, Director of Administration
Ms. Sheri Ray, Comptroller
Mr. Jim Murphy, Director of IT – Risk Management
Deputy Chiefs Yates and Pilkington
Sergeant Dusch
Ms. Gail Newell

RESOLUTION

WHEREAS, the sworn personnel of the Quincy Police Department are required to carry firearms and be proficient in their use; and

WHEREAS, the Quincy Police Department conducts regular firearms training for all sworn personnel; and

WHEREAS, since 2015 the Quincy Police Department has entered into an agreement with RKBA, LLC. to provide a firearms training facility; and

WHEREAS, the cost to use this facility is \$115.00 per officer (71), for a total cost of \$8,165.00 which includes individual memberships; now

THEREFORE BE IT RESOLVED, the Chief of Police recommends to the Mayor and City Council that \$8,165.00 be paid to RKBA, LLC. for use of the facility for Quincy Police Department firearms training.

Robert A. Copley
Chief of Police

December 28th, 2020

EXHIBIT A PROPOSED EXTERIOR STORAGE AREA FOR SOLAR LIGHT TOWER TRAILERS



ORDINANCE NO.

AN ORDINANCE GRANTING A VARIATION FROM ZONING REGULATIONS

WHEREAS, the City of Quincy is a home rule unit of local government pursuant to the provision of Section 6, Article VII (Local Government) of the Constitution of the State of Illinois; and,

WHEREAS, pursuant to such authority, this Ordinance is being adopted; and,

WHEREAS, the Board of Zoning Appeals of the City of Quincy, Adams County, Illinois, after public hearing and consideration of all relevant factors, has recommended that a variation be granted from the zoning regulations of the City of Quincy, Adams County, Illinois.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF QUINCY, IN ADAMS COUNTY, ILLINOIS, as follows:

Section 1. PERMIT: The variation attached hereto and incorporated herein by this reference is hereby granted, subject to the applicant recording a certified copy hereof with the Adams County Recorder of Deeds and subject to the applicable provisions of the Municipal Code of the City of Quincy (2015). This Ordinance shall serve as a permit allowing such variation. The real estate to which the variation applies may be occupied and used consistent with such variation, but is subject to all other applicable zoning regulations.

Section 2. SAVING CLAUSE: Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquitted, or liability incurred, or any cause or causes of action acquired or existing, or permits or licenses issued under any act or ordinance hereby repealed or amended; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 3. REPEAL: All ordinances and parts of ordinances in conflict with the provisions of this Ordinance shall be, and the same are, to the extent of such conflict, hereby repealed.

Section 4. EFFECTIVE DATE: This Ordinance shall be in full force and effect immediately upon its passage, approval and publication as provided by law.

ADOPTED:

CITY CLERK

APPROVED:

MAYOR

Officially published in pamphlet form this day of , 2020.

VARIATION

APPLICANTS / OWNERS:

Blessing Hospital

REAL ESTATE TO WHICH VARIATION APPLIES:

1005 Broadway

LEGALLY DESCRIBED AS:

1005 Broadway

Blessing Hospital Cancer Center, 1005 Broadway Street. City of Quincy, County of Adams, State of Illinois Parcel #23-5-0385-000-00. Keyes survey BLK2 in vacant alley in west half vacant 11th street adjacent on East/Parcel #23-5-0538-000-00 Keyes survey 10 feet vacant alley on north in vacant Spring Street in lots 1-4 and west half vacant 11th BLK 11

PIN: 23-5-0385-000-00

DESCRIPTION OF VARIATION:

From Section 162.268(A)(1) of the Municipal Code of Quincy of 2015 to vary the requirement that an attached sign is permitted on a frontage wall up to 25 feet above street grade to allow for the installation of a sign higher than 25 feet above street grade at 1005 Broadway.

Quincy Zoning Board of Appeals

Tuesday, December 15, 2020

5:00 p.m.

Quincy City Council Chambers

Quincy City Hall (1st Floor) – 730 Maine Street



The above-referenced meeting is closed to the public due to the COVID-19 pandemic. The city is providing remote access. You can request remote access to the meeting by calling 217-221-3663 or emailing jparrott@quincyl.gov prior to 12:00 pm the day of the meeting.

Written comments will be accepted. Comments received prior to 12:00 pm on the day of the meeting will be read into the record during the meeting. Comments can be mailed to "Quincy Zoning Board of Appeals – 706 Maine St. (3rd Floor) – Quincy, IL 62301" or emailed to jparrott@quincyl.gov.

AGENDA

- 1) Call the Meeting to Order
- 2) Approve minutes of the Tuesday, October 20, 2020 regular meeting
- 3) Public Hearing requested by Century Signs to vary the Zoning Code of the City of Quincy 2015 to allow for the installation of illuminated building lights on the building located at 1005 Broadway Street. Zoned: D4, Ward 2 (APPROVED)
- 4) Public Comment (limited to three minutes)
- 5) New Business
- 6) Adjournment

Quincy Zoning Board of Appeals
Staff Review of Petition for 1005 Broadway

Applicant/Owner or Prospective Owner	Century Signs (on behalf of Blessing Hospital)
Address(es)	2704 North 30 th Street
Parcel Size(s)	409' x 415' = 169,735 square feet
Ward	2
Current Zoning	D4
Parcel	23-5-0385-000-00
Variance Requested	Variation from Section 162.268(A)(1) to install illuminated building letters more than 25' above street grade on the north face of the building located at 1005 Broadway.



Proposed Illuminated Signs at 1005 Broadway

LOCATION/BACKGROUND:

Section 162.268(A)(1) prohibits an attached sign from being installed more than 25' above street grade on a frontage wall in a downtown district. The petitioner is requesting the variance to install illuminated building letters in excess of 25' above street grade on the north face of the building (pictured above) at 1005 Broadway, which is located in a D4 Zoning District.

There is an existing illuminated sign on the north face of the building: MOORMAN PAVILION. This sign, which is approximately 93 square feet and located approximately 49' above street grade at its base, will remain at its current location.

The petitioner requests to install a new illuminated sign above the existing sign (as shown above). The petitioner says the new sign will be approximately 200 square feet and will consist of the words BLESSING HOSPITAL and the Blessing Logo. The base of the new sign will be approximately 64' above street grade (nine feet above the existing sign). The petitioner says the request would bring the total signage on the north face of the building to nearly 294 square feet.

The properties highlighted by green dots and light blue borders (below) are properties that could potentially see the new illuminated sign and are not owned by Blessing Health Systems. The distance between the portion of the building where the signs are located and the closest property not owned by Blessing Health Systems is more than 450'. The remaining lots that are not marked with a dot or an outline are owned by Blessing Health Systems or Blessing Hospital.



Property ownership north of the proposed sign

STAFF COMMENTS:

Chapter 162.268 of Quincy’s City Code establishes rules and guidelines for signs in downtown districts. As previously mentioned, Section (A)(1) prohibits attached signs that are more than 25’ above street grade. This petition seeks the placement of a sign approximately 64’ feet above street grade, at its base, far exceeding what code allows.

Staff supports the petition. Staff has received no comments regarding the project.

Staff believes the placement of the sign at a height far greater than what is allowed is appropriate given height of the building (nearly 90’ tall) and the square footage of the north face of the building (roughly 8,360 square feet). The new sign would occupy approximately 2.4% of the available area, far below what is permitted in city code for a frontage wall in a downtown district.

There has already been an existing illuminated sign on the north face of the building. Staff does not believe the addition of a second sign, even though it is twice the size as the original sign, will impact any light pollution resulting from the signs. And as the above image shows, there are very few neighbors who might be affected by the light from the illuminated sign. Section 162.263(F) prohibits direct or reflected light from primary light sources from creating a traffic hazard to operators of motor vehicles on public thoroughfares. Staff does not believe the addition of the sign will create such a traffic hazard given the fact that an illuminated light is already in place and that there is limited traffic in the area outside of parking lots.

The Zoning Board of Appeals approved, in August 2005, a variance to allow Blessing Hospital to install signage in excess of 25 feet above street grade on the south-facing façade of the elevator tower along Broadway

STAFF RECOMMENDATION:

Staff recommends approval of the requested variance to allow for the installation of illuminated building letters at a height greater than 25’ above street grade on the northern face of the building at 1005 Broadway as requested.

CITY OF QUINCY

DEPARTMENT OF PLANNING & DEVELOPMENT

706 Maine Street | Third Floor | Quincy, IL 62301

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



MEMORANDUM

TO: Mayor Moore and City Council

FROM: Chuck Bevelheimer

DATE: December 18, 2020

SUBJECT: Donation of Park District Land – 1300 North 2nd Street

Quincy Park District has requested the City consider consenting to donation of a lot at the South East corner of 2nd and Spruce. Sunset Park is across Spruce Street from parcel under donation consideration. The Park District has determined the land is not longer needed by the District. One of the requirements for the Park District Board to sell, convey, trade, assign or transfer land is consent by ordinance from Quincy City Council.

Attached is an ordinance consenting to the donation of surplus Park District land at 1300 North 2nd Street. Attached is an exhibit showing the location and picture of the land to be donated.

Any questions please let me know.

ORDINANCE NO.

AN ORDINANCE BY THE CITY OF QUINCY AUTHORIZING AND APPROVING THE DONATION OF SURPLUS PARK DISTRICT PROPERTY.

WHEREAS, the City of Quincy is committed to improving the quality of life of its residents and supporting the Quincy Park District; and

WHEREAS, the Quincy Park District, in Adams County, Illinois, is requesting the donation of 1300 Spruce to a local non-profit organization; and

WHEREAS, per the 1956 deed to 1300 North 2nd Street in order for the Park District to sell, convey, trade, lease, assign or transfer said real estate to any third party or parties, the City of Quincy needs to consent.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF QUINCY, IN ADAMS COUNTY, ILLINOIS, that the City Council consents to the donation of 1300 North 2nd Street as shown attached hereto and incorporated herein by reference as "Exhibit A".

BE IT FURTHER ORDAINED BY SUCH CITY COUNCIL that the Mayor of the City of Quincy, Adams County, Illinois shall execute any and all instruments, deeds, and associated necessary and customary and required documents from time to time to evidence the City's consent to allow the Quincy Park District to use said real estate free and clear of the restriction requiring the use of said property to be used only for public park and recreational purposes and that the City Clerk of the City of Quincy, Adams County, Illinois shall attest said instrument or instruments

ADOPTED:

City Clerk

APPROVED:

Mayor

Officially published in pamphlet form this day of , 2021

Exhibit A 1300 N. 2nd Street Park District Land Donation



2nd Spruce Parcel

2nd Spruce

Write a description for your map.



Legend



Sunset Park

Google Earth

© 2019 Google
© 2019 Google

5.37 ft



ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE VII (TRAFFIC CODE)
OF CHAPTER 81 (TRAFFIC SCHEDULES) OF THE
MUNICIPAL CODE OF THE CITY OF QUINCY OF 2015**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF QUINCY, IN ADAMS COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That Section TITLE VII, Chapter 81, Schedule IV, of the Municipal Code of the City of Quincy of 2015 be and hereby is amended by adding thereto, the following:

Replace "Yield" signs with "Stop" signs at the intersection of 6th and Cherry Streets be granted. Traffic on Cherry Street will stop for traffic on North 6th Street.

Section 2. All ordinances and parts of ordinances in conflict with the provisions of this ordinance shall be and the same are, to the extent of such conflict, hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED: _____

CITY CLERK

APPROVED: _____

MAYOR

Officially published in pamphlet form this _____ day of

_____, 2020.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE VII (TRAFFIC CODE)
OF CHAPTER 81 (TRAFFIC SCHEDULES) OF THE
MUNICIPAL CODE OF THE CITY OF QUINCY OF 2015**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF QUINCY, IN ADAMS COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That Section TITLE VII, Chapter 81, Schedule IV, of the Municipal Code of the City of Quincy of 2015 be and hereby is amended by adding thereto, the following:

Replace "Yield" signs with "Stop" signs at the intersection of 14th Street and Maple Street. Traffic on North 14th Street will stop for traffic on Maple Street.

Section 2. All ordinances and parts of ordinances in conflict with the provisions of this ordinance shall be and the same are, to the extent of such conflict, hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED: _____

CITY CLERK

APPROVED: _____

MAYOR

Officially published in pamphlet form this _____ day of

_____, 2020.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE VII (TRAFFIC CODE)
OF CHAPTER 82 (NO PARKING ZONES) OF THE
MUNICIPAL CODE OF THE CITY OF QUINCY OF 2015.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF QUINCY, IN ADAMS COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That Title VII, Chapter 82, Schedule VII, of the Municipal Code of the City of Quincy of 2015 be and hereby is amended by adding the following:

(K) It is unlawful to park Monday through Friday from 7:00 a.m. thru 9:00 a.m. and 2:00 p.m. thru 4:00 p.m. at the following locations: Harrison Plaza from Harrison St. north 300'; Cadbury Ridge from Harrison St. north 300'

Section 2. All ordinances and parts of ordinances in conflict with the provisions of this ordinance shall be and the same are, to the extent of such conflict, hereby repealed.

Section 3. This ordinance shall be in full force and effect immediately from and after its passage, approval, and publication as provided by law.

ADOPTED: _____

CITY CLERK

APPROVED: _____

MAYOR

Officially published in pamphlet form this _____ day of

_____, 2020.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE VII (TRAFFIC CODE)
OF CHAPTER 82 (PARKING SCHEDULES) OF THE
MUNICIPAL CODE OF THE CITY OF QUINCY OF 2015.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF QUINCY, IN ADAMS COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That Title VII, Chapter 82 of the Municipal Code of the City of Quincy of 2015 be and hereby is amended adding thereto, the following:

Parking restrictions at the east side-fire zone, west side-angle and timed parking shall be removed on North 6th Street between Vermont and Broadway

Section 2. All ordinances and parts of ordinances in conflict with the provisions of this ordinance shall be and the same are, to the extent of such conflict, hereby repealed.

Section 3. This ordinance shall be in full force and effect immediately from and after its passage and approval.

ADOPTED: _____

CITY CLERK

APPROVED: _____

MAYOR

Officially published in pamphlet form this _____ day of

_____, 2020.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE VII (TRAFFIC CODE)
OF CHAPTER 82 (PARKING SCHEDULES) OF THE
MUNICIPAL CODE OF THE CITY OF QUINCY OF 2015.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF QUINCY, IN ADAMS COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That Title VII, Chapter 82, Schedule II, of the Municipal Code of the City of Quincy of 2015 be and hereby is amended adding thereto, the following:

(M) A Police Department Only parking zone shall be implemented on both sides of North 6th Street between Vermont Street and Broadway.

Section 2. All ordinances and parts of ordinances in conflict with the provisions of this ordinance shall be and the same are, to the extent of such conflict, hereby repealed.

Section 3. This ordinance shall be in full force and effect immediately from and after its passage and approval.

ADOPTED: _____

CITY CLERK

APPROVED: _____

MAYOR

Officially published in pamphlet form this _____ day of _____, 2020.

THE CITY COUNCIL

OFFICIAL PROCEEDINGS

REGULAR MEETING

Quincy, Illinois, December 21, 2020

Due to COVID-19, President Donald Trump declared a national emergency on March 13, 2020, and Governor Pritzker issued an Executive Order on March 20, 2020.

Mayor Kyle A. Moore announced that City Council meetings will be closed to the public starting August 10, 2020.

The following members were physically present:

Ald. McKiernan, Entrup, Bergman, Finney, Rein, Mast, Reis, Awerkamp, Holtschlag. 9.

Virtual: Ald. Holbrook, Farha, Sassen, Uzelac. 4.

Absent: Ald. Bauer. 1.

Ald. Holbrook moved Ald. Bauer be excused. Motion carried.

The minutes of the regular meetings of the City Council held December 14, 2020, were approved as printed on a motion of Ald. Entrup. Motion carried.

Legal: City Attorney Ryan Schnack.

The Deputy City Clerk presented and read the following:

REPORTS OF THE TRAFFIC COMMISSION

Recommending the referral to implement a “4-Way Stop” at the intersection of 7th & Lind St.

Ald. Entrup moved to concur with the report and have an ordinance drafted. Motion carried.

Recommending the referral to replace “Yield” signs with “Stop” signs at the intersection of 13th & Ohio. Traffic on South 13th will stop for traffic on Ohio St.

Ald. Holtschlag moved to concur with the report and have an ordinance drafted. Motion carried.

Recommending the referral to replace “Yield” signs with “Stop” signs at the intersection of 20th & Jersey. Traffic on Jersey St. will stop for traffic on South 20th St.

Ald. Sassen moved to concur with the report and have an ordinance drafted. Motion carried.

SALES TAX REPORT

The report of the Illinois Department of Revenue showing sales tax collected for the month of September, 2020, in the amount of \$882,768.16 was ordered received and filed on a motion of Ald. Farha. Motion carried.

HOME RULE SALES TAX REPORT

The report of the city’s 1-1/2% home rule sales tax collected for the month of September, 2020 in the amount of \$798,569.85 was ordered received and filed on a motion of Ald. Farha. Motion

MAYOR’S APPOINTMENT

By Mayor Kyle A. Moore making the appointment of Laura Oakman as City Clerk, to be effective January 1, 2021.

Ald. Reis moved the appointment be confirmed, seconded by Ald. Rein, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

CITY OF QUINCY COUNCIL RESOLUTION FOR SALE OF NON-ESSENTIAL PROPERTY LOCATED AT 1706 OAK STREET

WHEREAS, the City of Quincy is committed to improving the quality of life of its residents and elimination of blight; and

WHEREAS, the City of Quincy has established a program through the Department of Planning and Development to address unsafe and dangerous buildings; and

WHEREAS, the City of Quincy received a judicial deed to 1706 Oak Street; and

WHEREAS, the Department of Planning and Development advertised the property for sale located at 1706 Oak St; and

WHEREAS, the City received a proposal for the purchase of 1706 Oak Street from David Waterkotte in the amount

\$100; and

NOW, THEREFORE BE IT RESOLVED that the City sell 1706 Oak Street to David Waterkotte for \$100. The Mayor and City Council authorize the sale and execute the Agreement for the Sale and Redevelopment of 1706 Oak Street.

This Resolution shall be in full force and effect from and after its passage, as provided by law.

PASSED and APPROVED this 22nd day of December, 2020.

SIGNED: Kyle Moore, Mayor

ATTEST: Jenny Hayden, City Clerk

Ald. Sassen moved for the adoption of the resolution, seconded by Ald. Entrup, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

RESOLUTION

WHEREAS, the City of Quincy Central Services Department has the responsibility of removing garbage materials from the Public Right-of-Way within the City limits; and

WHEREAS, we need to have rebuilt the Trunnion which is a piece that holds rear axles & suspension to truck on Garbage Truck #53 which is a 2016 Mack GU713 with 10,431 hours. This is a dealer part only and they will be installing the new part because they are equipped to do this.

WHEREAS, this is a dealer sole source,

WHEREAS, funds have been appropriated in this Fiscal Year Budget for this type of work,

NOW, THEREFORE BE IT RESOLVED, that the Director of Central Services and the Central Services Committee recommend to the Mayor and the City Council that the low responsible quote of Quincy Mack in the amount of \$8,501.87 be accepted to rebuild the Trunnion on Garbage Truck #53.

Kevin McClean
Director of Central Services

Ald. Holtschlag moved for the adoption of the resolution, seconded by Ald. Awerkamp, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

ORDINANCE

Adoption an Ordinance entitled: An Ordinance Amending The District Map Which Is Made A Part Of Section 162.002 Of The Municipal Code Of The City Of Quincy Of 2015. (C1A to C1B at 1401 Harrison and 1405 Harrison.)

Ald. Reis moved for the adoption, seconded by Ald. Rein, and on the roll call each of the 13 Aldermen voted yea, with 1 absent.

The Chair, Mayor Kyle A. Moore, declared the motion carried and the ordinance adopted

ORDINANCE

First presentation of an Ordinance entitled: An Ordinance Granting A Special Use Permit For A Planned Development. (To operate a window tinting business, operate a rental business for solar light tower trailers and to allow outdoor storage of solar light tower trailers at 1629 South 57th Street.)

Ald. Rein moved the ordinance be read by its title, seconded by Ald. Mast. Motion carried.

The Deputy City Clerk read the ordinance by its title.

ORDINANCE

First presentation of an Ordinance entitled: An Ordinance Granting A Variation From Zoning Regulations. (1005 Broadway, attached sign permitted on frontage wall up to 25' above street grade to allow for the installation of a sign higher than 25' above street grade at 1005 Broadway)

Ald. Bergman moved the ordinance be read by its title, seconded by Ald. Entrup. Motion carried.

The Deputy City Clerk read the ordinance by its title.

REPORT OF FINANCE COMMITTEE

Quincy, Illinois, December 21, 2020

	Transfers	Expenditures	Payroll
City Hall.....		2,530.57	
Cash Reserve to Airport Loan	15,500.00		
Building Maintenance.....		529.03	
Commissions.....		375.00	
IT Department.....		8,989.03	

Police Department.....		4,974.85	
Fire Department		2,593.47	
Public Works.....		1,194.64	
Engineering.....		572.66	
Tax Distribution/Subsidies		68,588.25	
GENERAL FUND SUBTOTAL.....	15,500.00	90,347.50	0.00
911 Surcharge Fund.....		85,736.50	
Traffic Signal Fund.....		316.96	
Crime Lab Fund.....		2,673.74	
Transit Fund.....		998.67	
Special Tax Alloc - TIF #2.....		5,976.56	
Water Fund		70,374.04	
Sewer Fund		74,168.86	
Quincy Regional Airport Fund.....		1,219.66	
Regional Training Facility.....		457.09	
Garbage Fund.....		8,474.00	
Central Garage		81,248.49	
Self Insurance		4,059.55	
Health Insurance Fund.....		307,749.49	
BANK 01 TOTALS	15,500.00	733,801.11	0.00
Motor Fuel Tax		8,948.60	
CDAP RLF		125,000.00	
ALL FUNDS TOTALS	15,500.00	867,749.71	0.00

Jack Holtschlag
Richie Reis
Kyle A. Moore
Finance Committee

Ald. Reis seconded by Ald. Holtschlag, moved the reports be received and vouchers be issued for the various amounts and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

MOTIONS

Ald. Finney referred to the City Plan Commission the City of Quincy requesting consideration to amend the 1995 Approved Preliminary Plan for Drakewood Subdivision. The amendment would include the deletion of Southbrook Drive and Parkwood Drive roadway connection and revise the Plan to provide a roadway connection of Parkwood Drive in Drakewood Subdivision to Northbrook Road in Northbrook 3 subdivision. Motion carried.

Ald. Holtschlag stated the motion concerning “No parking” on Hampshire from Washington Theater to 4th Street on the north side starting December 16th to December 17th was cancelled and is now to be conducted tonight from 9:00 p.m. to 8:00 p.m. Tuesday, December 22nd. Motion carried.

The City Council adjourned at 7:14 p.m. on a motion of Ald. Holtschlag. Motion carried.

JENNY HAYDEN, MMC
City Clerk
By: Laura Oakman, Deputy Clerk

Quincy Small Business Emergency Grant Committee

Tues. Dec. 29, 2020
1:00 p.m.
City Council Chambers
Quincy City Hall (First Floor)



NOTE

The above-referenced meeting is closed to the public due to the COVID-19 pandemic. The city is providing remote access. You can request remote access to the meeting by calling 217-221-3663 or emailing jparrott@quincyl.gov prior to 2:00 pm the day of the meeting.

Written comments will be accepted. Comments received prior to 2:00 pm the day of the meeting will be read into the record during the meeting. Comments can be mailed to "Quincy Preservation Commission – 706 Maine St. (3rd Floor) – Quincy, IL 62301" or emailed to jparrott@quincyl.gov.

AGENDA

1. Call the meeting to order
2. Approval of Minutes from Dec. 23, 2020 meeting
3. Consider Applications to the Quincy Small Business Emergency Grant Program
4. Update on Status of Program
5. Public Comment
6. Adjourn