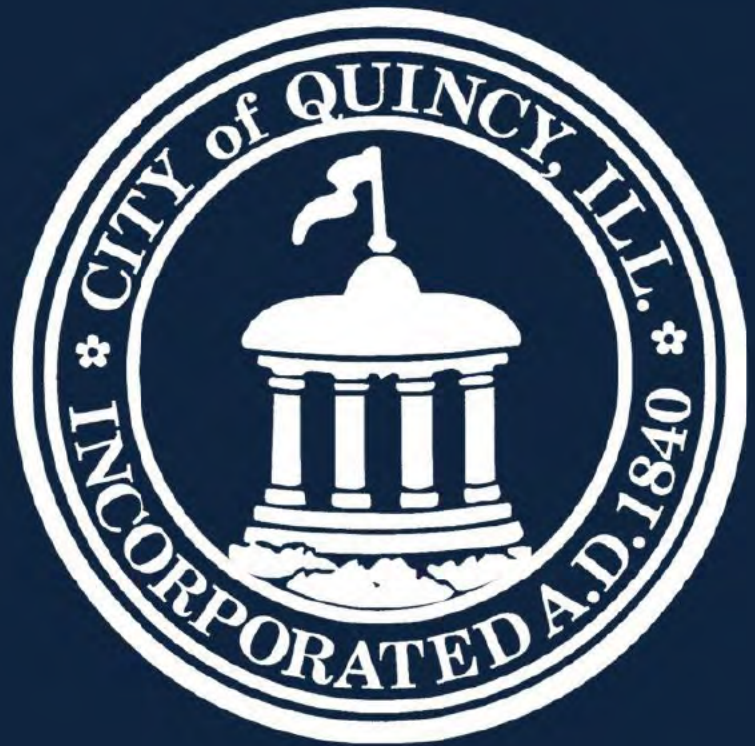


Council Meeting for March 29, 2021



ATTENTION

In light of restricted public attendance due to Covid, the City Council chambers have been arranged to allow the maximum number of participants being capped at 50. We will have **15** open seats available to those who wish to attend.

Those who wish to attend must register with the City Clerk by **12:00 PM** the day of the meeting by calling 217-228-4510 or emailing cityclerk@quincyl.gov. Priority will be given to those who have business before the council or committee. All attendees are requested to wear a mask entering City Hall and while attending the meeting.

Members of the public will need to give their name at the door to enter City Hall. We request that members of the public proceed to the marked seating in the Council Chambers rather than congregate in the hallways.

Live broadcast of City Council meetings is also on the city's **Facebook** page 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@quincyl.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

March 29, 2021

Final Agenda

7:00 P.M.

Note: All items presented are subject to final action.

PETITIONS

By the following organizations requesting to conduct a raffle and have the bond requirement waived: Quincy Elks Lodge #100 from now to April 17th; two from the Muddy River Riders from now to April 24th and now to July 25th. The City Clerk recommends approval of the permits.

REPORTS OF THE PLAN COMMISSION

- Ward 3** Recommending approval of the subdivision of property located at 101-105 North 36th St. under the "small tracts" provision of the Subdivision Ordinance as requested, subject to the Department of Engineering being able to review and support the cross-access agreement provided by the petitioner.
- Ward 3** Recommending approval of the rezoning of the property at 229 North 48th St. from C1B (Commercial) to C2 (Commercial) to allow for the relocation of Quincy Auto Supply to 229 North 48th St. as requested.
- Ward 2** Recommending approval of the vacation of a one-block stretch of College Ave. (from 17th St. to 18th St.) as requested.
- Ward 6** Recommending approval to amend the Special Permit for Planned Development granted in 2018 in Ordinance 18-36 to 1203 Harrison St. to remove the hours of operation listed in the Special Permit for Planned Development for 1203 Harrison St. issued in 2018.

MAYOR'S APPOINTMENTS

William Arp to the Preservation Commission

Re-appointment of Jeff Mayfield to the Adams County Ambulance Board for a three year term

RESOLUTIONS

Chief of Police and Police Aldermanic Committee recommend the 2013 Ford F-150 become part of the Quincy Police Department's fleet of vehicles.

Chief of Police, Police Aldermanic Committee, and Director of IT recommending approval of the purchase of 19 HP laptop computers, 19 HP Care Packs, and one wireless modem from SHI of Somerset, NJ, in the amount of \$34,053.

ORDINANCES

Adoption of an ordinance entitled:

Ward 4 An Ordinance Amending Section 162.194 (Designation Of Landmarks) Of Chapter 162 (Zoning Regulations) Of Title XV (Land Usage) Of The Municipal Code Of The City Of Quincy Of 2015. (2200 York, 231 East Avenue.)

Second presentation of an ordinance entitled:

Wards 4 & 5 An Ordinance Granting A Variation From Zoning Regulations. (5704 Country Lake Dr. North, to allow a front yard setback by 30' to allow construction of a dwelling.)

Ward 2 An Ordinance Granting A Variation From Zoning Regulations. (NW corner of the intersection at 12th St. and Broadway, to allow a ground sign with an approximately 82 sq. ft. sign face.)

An Ordinance Establishing The Bring Entertainment To Quincy (Bet On Q) Grant Program

An Ordinance Establishing And Designating The Mid-Town Business District And Approving The Mid-Town Business District Plan Within The City Of Quincy, Illinois

An Ordinance Establishing And Imposing Certain Business District Taxes In The City Of Quincy Mid-Town Business District.

REPORT OF FINANCE COMMITTEE

Quincy Plan Commission
Tuesday, March 23, 2021
7:00 p.m.
Quincy City Council Chambers
Quincy City Hall (1st Floor) – 730 Maine Street



NOTE

This meeting is open for in-person attendance (with limited capacity) or remotely through ZOOM. Anyone seeking to attend the meeting in-person or remotely must contact the Department of Planning & Development by 12:00 pm the day of the meeting by phone (217-228-4515) or by email (p&d@quincivil.gov). Priority will be given to those who have business before the committee/commission. All in-person meeting attendees are requested to wear a mask when entering City Hall and while attending the meeting. Written comments can be submitted to the email address above or to "Dept. of Planning & Development – 706 Maine Street (3rd Floor) – Quincy, IL 62301"

AGENDA

1. Call the Meeting to Order
2. Approve Minutes from the Tuesday, February 23, 2021
3. Public Comment (limited to three minutes)
4. Public Hearing requested by Quincy Auto Supply/2021 Properties, LLC requesting consideration for zoning changes from C1B (commercial) to C2 (commercial) for property located at 229 North 48th Street to allow for the relocation of a business. (Ward 3) **(RECOMMEND APPROVAL)**
5. Public Hearing requested by Randall Rees (on behalf of United Community Bank) requesting consideration for a subdivision of property located at 101-105 North 36th Street, Quincy, Illinois under the "small tracts" provision of the Subdivision Ordinance, presently zoned C2 (Ward 3) **(RECOMMEND APPROVAL)**
6. Public Hearing requested by 1203 Harrison, LLC requesting consideration for an amendment to the existing Special Permit for Planned Development for 1203 Harrison Street approved by the Quincy City Council on Oct. 22, 2018 (Ordinance 18-36). Zoned C1B, (Ward 6) **(RECOMMEND APPROVAL)**
7. Public Hearing requested by Saint Francis Parish requesting consideration of a street vacation of a one-block stretch of College Avenue from 17th Street to 18th Street. (Ward 2) **(RECOMMEND APPROVAL)**
8. Additional Items for Consideration
 - a. Schedule a special meeting of the Quincy Plan Commission for Wednesday, April 7, 2021 to hold a public hearing on the Riverfront Master Plan and to amend the city's comprehensive plan to include the Riverfront Master Plan.
9. Adjournment

PLAN COMMISSION MEETING MINUTES

7:00 p.m., Tuesday, March 23, 2021
City Council Chambers, 730 Maine Street, Quincy, Illinois

ATTENDANCE

Commissioners Present:

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

Staff Present:

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

Others Present:

In Person: Mike Bickhaus, Steve Wavering, Dan Brink, Father Steven Arisman, Randy Rees, Lance Getz, Gregg Cordes, Jayne Frye, Ald. Jeff Bergman, Ald. Dave Bauer

1. CALL TO ORDER

Chairperson Brink called the meeting to order at 7:00 pm. (12 present/1 absent)

2. APPROVAL OF MINUTES

Motion by Smith, seconded by Awerkamp to approve the minutes of the February 23, 2021 regular meeting as presented. Motion carried, all in favor.

3. PUBLIC COMMENT

None

4. Public Hearing requested by Quincy Auto Supply/2021 Properties, LLC requesting consideration for zoning changes from C1B (commercial) to C2 (commercial) for property located at 229 North 48th Street to allow for the relocation of a business. (Ward 3)

Brink asked for the Staff Review. Staff said the petitioner is requesting to rezone 229 North 48th Street from C1B (Commercial) to C2 (Commercial) to allow for the relocation of Quincy Auto Supply from 4817 Broadway to 229 North 48th Street. Staff said city code requires C2 zoning for the sale of automobile parts and accessories. Staff said the neighborhood is primarily commercial properties, with C2 zoning already located near the subject property, across the street or to the north or south by several hundred feet. The petitioner said it plans to replace signage from the former Bonkers business and nothing more regarding changes to the building. Staff recommended approval of the rezoning.

Brink asked for the petitioner to come forward. Lance Getz (Troy, Missouri) and Gregg Cordes (Moscow Mills, Missouri) addressed the commission. Getz said while disappointed for the kids that bonkers is gone, the new location is a really nice building that should be back in use.

With no further comments/questions, Citro made a motion, seconded by Bellis, to concur with the recommendation of staff for the Quincy Plan Commission to recommend approval of the zoning change from C1B (commercial) to C2 (commercial) for property located at 229 North 48th Street to allow for the relocation of a business as requested. The motion carried with all present voting in favor.

5. Public Hearing requested by Randall Rees (on behalf of United Community Bank) requesting consideration for a subdivision of property located at 101-105 North 36th Street, Quincy, Illinois under the “small tracts” provision of the Subdivision Ordinance, presently zoned C2 (Ward 3)

Brink asked for the staff review. Staff said the request is to subdivide 101-105 North 36th Street from one lot to two lots. Staff said it was told the petitioner is not using the office space in the building nor is the bank in the business to rent real estate. Staff said the petitioner said as such that this subdivision will allow flexibility for future options regarding the property. The subject property is located within a primarily commercial area. Staff said it presented the subdivision plat to the Department of Engineering & Utilities and was told a cross-access agreement was needed. Staff said it informed the petitioner of the need for the cross-access agreement. Staff said it recommends approval of the small tracts subdivision of 101-105 North 36th Street, as proposed, to create the United Community Bank subdivision, with the stipulation that the Dept. of Engineering be able to review and support the cross-access agreement once provided by the petitioner.

Dede asked staff to define a cross-access agreement. Bevelheimer said a cross-access agreement gives each property owner the legal ability to cross the other’s property for driving through/driveways on a corner lot. Citro asked about the ability of the petitioner to sell off one of the lots and keep the other. Bevelheimer said the split uses the drive-thru area between the two buildings, so he said it will be up to each property owner to determine how to divide the drive-thru.

Brink asked the petitioner to step forward. Randy Rees (PSBA-Quincy) approached the commission. Rees said from what he saw from the plans, one drive thru will be connected to the bank and the other two drive thrus will go with the other lot.

With no further comments/questions, Citro made a motion, seconded by Smith, to concur with the recommendation of staff for the Quincy Plan Commission to recommend approval of the subdivision of property located at 101-105 North 36th Street, Quincy, Illinois, under the small tracts provision of the Subdivision Ordinance as requested, subject to the Department of Engineering being able to review and support the cross-access agreement provided by the petitioner. The motion carried with all present voting in favor.

6. Public Hearing requested by 1203 Harrison, LLC requesting consideration for an amendment to the existing Special Permit for Planned Development for 1203 Harrison Street approved by the Quincy City Council on Oct. 22, 2018 (Ordinance 18-36). Zoned C1B, (Ward 6)

Brink asked for the staff review. Staff noted that in September 2018, the Plan Commission approved a Special Permit for Planned Development to allow the use of a Laundromat with alcohol sales and gaming machines at 1203 Harrison Street. Staff said the Plan Commission, at the time, set one condition for the Special Permit for Planned Development: the hours of operation are from 7:00 A.M. to 11:00 P.M., which was in line with a Laundromat at 1500 North 12th Street that had alcohol sales and gaming machines. Staff said the city council approved the Special Permit for Planned Development with the limited hours of operation.

Staff said the petitioner is requesting to amend the hours of operation for the Special Permit for Planned Development for 1203 Harrison Street. Staff said, according to the city treasurer’s office, 1203 Harrison Street could be open from 5:00 a.m. to 1:00 a.m. based on it having a Class A liquor license. Staff said it had been told by a special agent with the Illinois Gaming Board that the state shuts off gaming machines based on the liquor license granted to an establishment, and that it was discovered about a month ago that the machines at 1203 Harrison were being allowed to remain on longer than allowed.

Staff supported amending the existing Special Permit for Planned Development to eliminate the hours of operation, thus allowing the gaming machines to remain on as long as its liquor license allows. Staff

said that support was due to 1203 Harrison no longer being located next to a residential property as the owner of 1203 Harrison had acquired 1207 Harrison for it to be used as a gaming parlor.

Freiburg said that because the hours of operation were initially limited due to a residential property being located next to 1203 Harrison Street, if the property at 1207 Harrison Street reverts back to a residential property (instead of a gaming parlor), then the commission would be allowing longer hours next to a residential property. Bevelheimer said it comes down to consistency. He said since 1207 Harrison was provided full hours of operation by the commission several weeks ago, it would not be fair to limit the hours for 1203 Harrison. Bevelheimer said if 1207 Harrison were to revert back to residential, staff did recommend hours of operation for 1207 Harrison but the commission decided to not add them as a stipulation, so 1203 Harrison should be granted the standard hours of operation.

Citro said it would seem that if someone were purchasing 1207 Harrison to revert it to residential housing, they would be aware of the gaming parlor next door at 1203 Harrison. Freiburg said he's not talking about this property, but properties in general. He said every time one of these businesses transfers ownership, the new owner must come in to keep the permit. Bevelheimer said that's not the case. He said, for the vast majority of special permits for planned development, they are transferrable, allowing a new owner to continue the previous use. Bevelheimer said 1207 Harrison is a non-transferrable Special Permit for Planned Development, but the norm is for the permits to be transferrable.

Brink asked staff to clarify the request of hours from the petitioner. Staff said the petitioner requested 5:30 A.M. to 1:00 A.M. every night except New Years Eve, which would be 5:00 A.M. to 4:30 A.M. the following morning. Staff said instead of setting new hours, it is simply recommending the hours of operation be eliminated from the Special Permit for Planned Development. Staff said this would allow for gaming machines to be operational as long as the liquor license allows and for the machines to be shut down whenever the property is not allowed to sell alcohol (1:00 AM-5:00 AM). Alford said the Laundromat could be open 24 hours per day, even if the gaming machines or alcohol are closed.

Smith said if 1207 Harrison reverted back to residential, it would lose its liquor license, which would cost it its gaming machines. Bevelheimer said that's correct. Bellis asked if this is in line with the other gaming locations nearby. Bevelheimer said it will be in line with others adhering to state code. Brink asked about the agent finding out the machines were not being turned off. She said she's disappointed that the business owner was allowing the machines to remain open longer than allowed. Bevelheimer said based on conversations with the petitioner, they were surprised to learn they had the reduced hours of operation. He said once the machines were shut off earlier, they should a change to the special permit.

Brink asked for the petitioner to come forward. No one came forward on behalf of the petitioner.

With no further discussion, Bellis made a motion, seconded by Citro to concur with the recommendation of staff to amend the special permit for planned development granted in 2018 in Ordinance 18-36 to 1203 Harrison Street to remove the hours of operation listed in the Special Permit for Planned Development. The motion carried with all present voting in favor.

7. Public Hearing requested by Saint Francis Parish requesting consideration of a street vacation of a one-block stretch of College Avenue from 17th Street to 18th Street. (Ward 2)

Brink asked for the staff review. Staff said the one-block stretch of College Avenue from 17th to 18th Street is closed Monday-Friday during the school year due to the presence of young children. Staff said Saint Francis Church is to the north of the street and Saint Francis School is to the south. Staff said if the vacation is granted, the city would maintain easements of access/maintenance while Saint Francis Church Parish would assume ownership of the street. Staff said a survey was sent to residents near the proposed vacation in January 2021, of which 20 were returned. Staff said of the 20 returned surveys, 15 were in favor of the vacation/closure. Staff said Saint Francis Parish will pay for the

installation of bollards, gates, a concrete island, and an extend curb to prevent vehicular traffic. Staff supports the vacation.

Brink asked the petitioner to come forward. Father Arisman said he would like to thank everyone who helped move this request forward. He also thanked Bevelheimer, Bergman, and Bauer for their help. Arisman said this will also eliminate the need to occasionally close 17th Street. Brink asked if this is a permanent closure. Arisman said there will be a set of gates that can be opened for emergency response vehicles or school buses and remained closed to prevent general traffic from entering the area.

With no further discussion, Citro made a motion, seconded by Smith, to concur with the recommendation of staff to recommend approval of the vacation of a one-block stretch of College Avenue from 17th Street to 18th Street. The motion was carried with all present voting in favor.

8. Additional Items for Consideration: Schedule a special meeting of the Quincy Plan Commission for Wednesday, April 7, 2021 or Thursday, April 8, 2021 to hold a public hearing on the Riverfront Master Plan and to amend the city's comprehensive plan to include the Riverfront Master Plan.

Bevelheimer said the draft copy of the Quincy Riverfront Master Plan is nearly complete, so he would like to present it to the Quincy Plan Commission during a special meeting in early April. He said several of the consultants who worked on the plan would attend the meeting to present the plan to the Commission. Bevelheimer said he would present paper copies of the plan to the commission unless someone wants digital plans. Bevelheimer said the goal is for the Quincy City Council to adopt the plan before the end of April. He said staff would like to schedule the public hearing during a special meeting on Wednesday, April 7 or Thursday, April 8 in Quincy City Council Chambers at 7:00 p.m. Bevelheimer said his preference would be April 8 because Brink would not be available to chair the meeting on April 7.

A motion was made by Citro, seconded by G. Davis to schedule a special meeting of the Quincy Plan Commission for Thursday, April 8 at 7:00 pm in Quincy City Council Chambers to hold a public hearing on the Quincy Riverfront Master Plan. The motion carried with all in attendance voting in favor. *MEETING CHANGED TO APRIL 7 DUE TO COUNCIL CHAMBER CONFLICT*

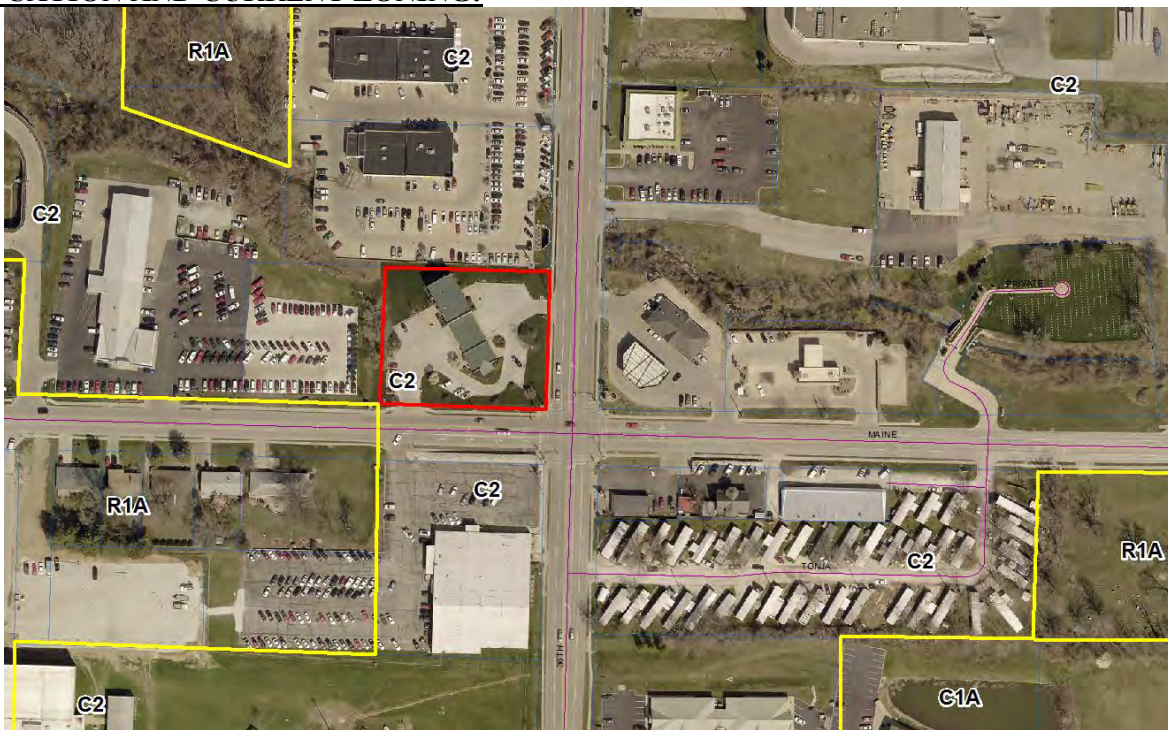
9. Adjournment – Citro made a motion, seconded by Bellis, to adjourn the meeting. The motion carried with all present voting in favor. The meeting adjourned at 7:32 pm.

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

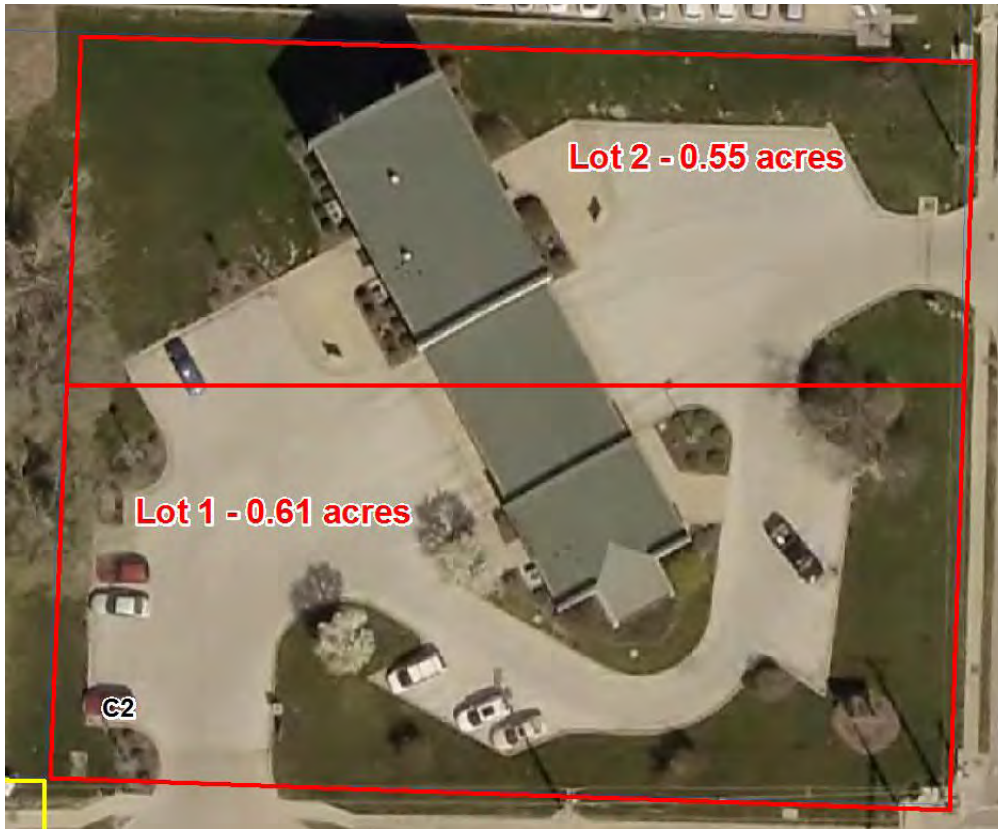
SUBDIVISION REVIEW (SMALL TRACTS)

Applicant/Owner	Randall Rees (PSBA – Quincy, IL) on behalf of United Community Bank
Subdivision Name	United Community Bank Subdivision
Address	101-105 North 36 th Street
Zoning	C2
Ward	3
Parcel	<p><u>Pre-Subdivision (as provided by petitioner)</u> Parcel (101-105 North 36th Street): 202' by 242' = 48,884 square feet</p> <p><u>Post-Subdivision (as provided by petitioner):</u> Lot 1: 0.61 acres; Lot 2: 0.55 acres</p>
Request	Create two lots from one lot
Lot Size Requirements	No Lot Size Requirement

LOCATION AND CURRENT ZONING:



The subject property is located at 101-105 North 36th Street. It is approximately 49,000 square feet, zoned C2 (commercial) and located in Ward 3. The petitioner is requesting to subdivide the lot into two lots as shown in the picture below. Staff asked the petitioner for the reason to subdivide. Staff was told United Community Bank is not using the office space in the building nor is the bank in the business to rent real estate. The petitioner said, as such, this subdivision will allow flexibility for future options regarding the property.



The Neighborhood Land Use Plan of 2013 recommends commercial use for this lot.

The subject property is surrounded by a gas station to the east, a car dealership to the north and another car dealership to the west and a bowling alley to the south. There are some residential properties to the southwest of the subject property, but for the most part, this is a commercial area.

Staff provided a copy of the subdivision to the City's Department of Engineering for review. The department informed staff of the need for a cross-access agreement, which staff passed along to the petitioner.

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

STAFF RECOMMENDATION:

Staff recommends the Plan Commission recommend approval of the small tracts subdivision of 101-105 North 36th Street, as proposed, to create the United Community Bank subdivision, with the stipulation that the Dept of Engineering is able to review and support the cross-access agreement provided by the petitioner.

ZONING CHANGE REVIEW

Applicant/Owner or Prospective Owner	Quincy Auto Supply / 2021 Properties LLC
Address(es)	229 North 48 th Street
Parcel Size(s)	162' x 322' = 52,164 square feet
Ward	3
Current Zoning	C1B (Commercial)
Permitted Uses	C1B – Single-, Two-, or Multi-Family Residential. Various Commercial Uses that do not include the sale of alcohol.
Minimum Lot Area/Width	None
Requested Zoning	C2
Permitted Uses	Single-, Two-, & Multi-Family Residential, multiple commercial uses including Auto Supply Sales
Minimum Lot Area/Width	None
Surrounding Zoning	See Below
Essential Facilities	City Sewer, City Water, Access to 48 th Street



LOCATION/BACKGROUND:

The petitioner is requesting a zoning change for 229 North 48th Street. Staff has been presented with a contract to purchase the property with a scheduled closing date by the petitioner, who would like to relocate their existing Quincy Auto Supply store at 4817 Broadway to 229 North 48th Street (the former Bonkers playground location). Quincy Auto Supply sells automotive parts and paint products.

229 North 48th Street is currently zoned C1B (commercial). City Code chapter 162.024(A)(2) states that an automobile parts and accessories dealer is an authorized use in a C2 (commercial) zoning district, not in a C1B zoning district. So the zoning change is necessary for the relocation of Quincy Auto Supply to take place.

There are no lot size requirements for C1B or C2 zoning districts.

The Neighborhood Land Use map of 2013 lists the property at 229 North 48th Street as commercial use.

The subject property is surrounded by primarily commercial properties, including a bank to the north and to the east, a strip mall with a grocery store to the east, and a senior living center to the south. There is also a group of storage units to the northeast and undeveloped land to the west, southwest and southeast.

The petitioner plans to repaint the front of the building at 229 North 48th Street if the rezoning is approved. The petitioner will also replace the Bonkers signs with Quincy Auto Supply signs. There are no further changes to the building exterior or property planned per the petitioner.

STAFF COMMENTS:

As previously mentioned, the stretch of North 48th Street from Broadway to Maine Street is commercial in nature. Staff believes a rezoning of 229 North 48th Street from C1B to C2 is appropriate given the fact that there is already C2 zoning currently across North 48th Street and within several hundred yards to the north and south. So the zoning change is not as drastic as if the property was residentially zoned and a C2 designation was requested.

This new location for Quincy Auto Supply would provide plenty of parking through a large existing lot while not changing the existing character of the neighborhood.

STAFF RECOMMENDATION:

Staff recommends the Plan Commission recommend approval of the rezoning of 229 North 48th Street from C1B to C2 to allow for the relocation of Quincy Auto Supply from 4817 Broadway to 229 North 48th Street as requested.

STREET VACATION REVIEW

Applicant/Owner	Address	Ward	Vacation Requested
Saint Francis Parish	College Avenue (17 th - 18 th)	2	Closure of College Avenue (17 th - 18 th)



LOCATION/BACKGROUND:

Saint Francis Parish is requesting the vacation of the stretch of College Avenue, from 17th Street to 18th Street, to allow for this portion of the street to be permanently closed. The target property is south of Saint Francis Church, north of Saint Francis School, west of Quincy University and east of a local business (Underbrinks Bakery) and a stretch of residential properties.

The portion of the street as referenced is currently closed Monday-Friday during the school year to allow for outdoor recess and other school-related activities during which young children could be present. The city would maintain easements of access/maintenance while St. Francis Parish would assume ownership of the single block (outlined in red above).

The Dept. of Planning & Development sent a survey to property owners and tenants within a roughly two-block radius of the street in late January 2021. As of the end of February 2021, the city had received 20 responses: 15 in favor and 5 in opposition. The responses are in your packet.

Saint Francis Parish will pay for the work needed to permanently close the street. A design has been provided, which shows the extension of a curb, the installation of several gates and bollards and a small island as shown.

STAFF COMMENTS:

The stretch of College Avenue between the church and the school is closed a majority of the year, so people have become accustomed to finding an alternate route to College Avenue between 17th and 18th Street (Oak Street is one block south and Elm Street is one block north). The vacation won't affect northbound or southbound travel on 17th or 18th Streets.

The City's Traffic Commission has reviewed the vacation request and supports the street vacation.

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. Responses from the utilities responding thus far (AT&T and Comcast) are included. Ameren has also been contacted.

STAFF RECOMMENDATION:

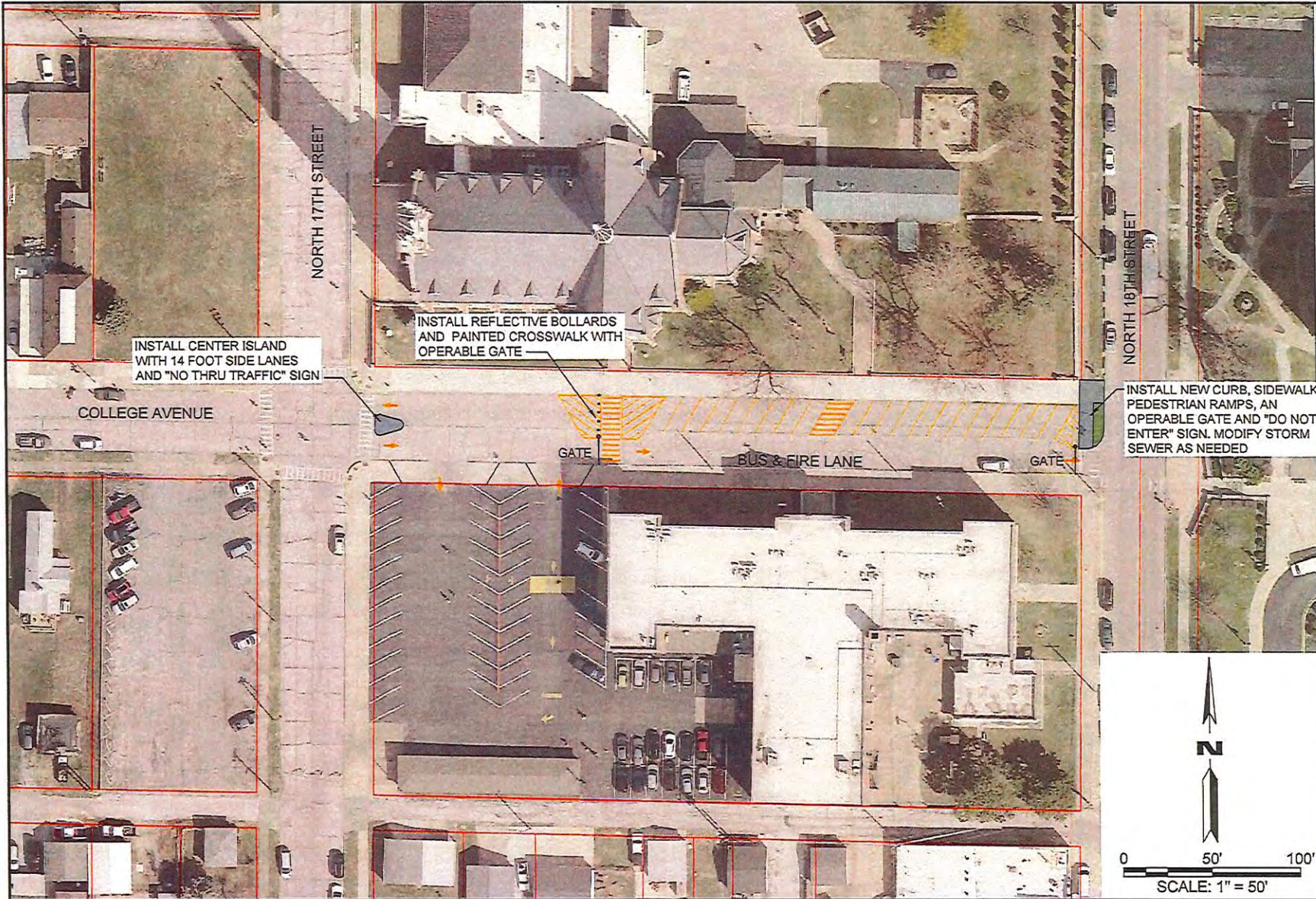
Staff recommends the Plan Commission recommend approval of the vacation of College Avenue from 17th Street to 18th Street, so long as North/South travel on 17th and 18th Street is not affected by the street closure.

Survey Results of College Ave Neighborhood 2-26-21

Proposed Closure of College Ave from 17th to 18th Streets

	SUPPORT	OPPOSE	ADDRESS	LAST NAME	FIRST NAME	COMMENTS
1	X		1717 Oak	Elbe	Michael	They already close street during school at lunch & recess time. Because of connection with church & school it only makes sense.
2	X		1615 Oak	Wheeler	Ramond & Linda	
3	X		1733 Oak	Elliott	Robert	
4	X		2310 Melview Dr.	Weir	Ronald	
5	X		1705 Oak	McNay	Michael	
6	X		715 N 17th	Briddle	Carolyn	Since I live on 17th St. between College & Elm I do see a lot of violations going on. I had the 4-way stop at 17th & College put in because I feared someone was going to get hurt going to church. It seems as though the school is having problems too.
7	X		1618 W. Washington Springfield, IL. 62702	The Roman Catholic Diocese of Springfield		This is one of our parishes so of course we support the closure. We have other parishes that have the same situation and they towns have vacated the street in those instances.
8	X		1620 College	Cafun	Joselyn	
9	X		1619 College	Brink	Jim	
10	X		1608 Obert	Obert	Wayne	
11	X		1605 College	Martin	James	It might slow down traffic as it passes my house- some drivers stop at 17th going west, then accelerate to see how fast they can go by the time they reach 16th St., which should be made a 4-way stop.
12	X		616 N 16th	Burling	Rose	I definitely support the closure mainly for the safety of the childrebn at St. Francis.
13	X		1600 Elm St.	Obert	Steven & Penny	
14	X		2203 Maine	Waterkotte	David & Tracey	
15	X		1627 College	Underbrinks Bakery Amy Stevens		I spoke to Father A regarding the closure. Is it going to be the entire block w/ retractable barriers or just from 18th to the start of the parking lot? My only concern is re-routing drop off/ pick up routes so they don't congest and/or block my customers from getting to the bakery safely.
16		X	1603 Oak	Miller	Betty	Too much traffic for Bakery. If we close for one, who will be next?
17		X	1611 Oak	Bradley	Jeanen	I feel the closure would cause a lot more traffic issues. It would decrease parking during Sunday services and funerals. I feel that St. Francis could be given permanent authorization to close the street for special occasions and for the school lunch/ recess.
18		X	1610 Elm	Jesberg	Jean	I feel closing 18th & College would be a big mistake. It is extremely unfair to Underbrinks Bakery. They have worked with the school for years. Also all St. Francis Parishioners should be asked their opinion. This affects everyone, not just the neighborhood.
19		X	1612 College	Jones	Amy	
20		X	1600 College	Hagood	Donald Stephen (Steve)	Whenever I go east, college is our direct route. I think it's fine to close it for special events, but to inconvenience everybody full time is asking a lot! I'm ok with daily closure for noon recess for the safety of the kids!

15 5



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DATE: 11/15/2023
 DRAWN BY: GSW
 CHECKED BY: GSW

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

COLLEGE AVENUE
 MODIFICATIONS
 SAINT FRANCIS SOLANUS
 1721 COLLEGE AVENUE
 QUINCY, ILLINOIS 62301

Non-Standard Sheet Size 11" x 17"

DESIGNED: GSW
 DRAWN: GSW
 FIELD: FIELD BOOK
 CHECKED: CHECK DATE

SHEET TITLE
 CONCEPTUAL
 COLLEGE AVENUE
 LAYOUT

PROJECT NO. 16-00000
 DRAWING ISSUED DATE: 11/15/2023
 SHEET

EXHIBIT

REVIEW – AMENDMENT TO SPECIAL PERMIT FOR PLANNED DEVELOPMENT

Applicant/Owner or Prospective Owner	1203 Harrison, LLC
Address(es)	1203 Harrison Street
Parcel Size(s)	107' x 142' = 15,194 square feet
Ward	6
Current Zoning	C1B (limited local commercial)
Request	Amend Special Permit for Planned Development for laundromat with alcohol sales and video gaming at 1203 Harrison Street (Ordinance 18-36 – 10/22/2018)



LOCATION/BACKGROUND:

In September 2018, the Plan Commission considered a request for a Special Permit for Planned Development for the property at 1203 Harrison Street. The property was previously used a tax preparation center. The petitioner sought the SP for PD to operate a Laundromat with alcohol sales and gaming machines. The SP for PD was approved by the Plan Commission and adopted by the Quincy City Council on 10/22/2018 (Ordinance 18-36).

The staff review for the SP for PD in September 2018 noted a similar Laundromat with alcohol sales and gaming at 1500 North 12th Street had hours of operation from 7:00 am – 11:00 pm daily due to it being adjacent to properties in an R1C district. Staff, at the time, suggested 1203 Harrison Street should follow the same hours. The Plan Commission, and eventually the City Council, approved the 7:00A-11:00P hours of operation as the only condition for the SP for PD for 1203 Harrison Street.

The petitioner is requesting to amend the SP for PD for 1203 Harrison Street to change the hours of operation. The hours provided by the petitioner in the request are from 5:30 A.M.-1:00 AM Monday through Sunday and from 5:00 AM to 4:30 AM on New Year’s Eve.

The City Treasurer’s Office says the holder of a Class A liquor license can operate from 5:00 AM – 1:00 AM.

Staff spoke with a Special Agent with the Illinois Gaming Board who said the state shuts off the gaming machines in conjunction with the hours of operation established by the liquor license. The agent said about a month ago the IGB discovered the machines at 1203 Harrison Street were not being turned off when they were supposed to be per the language of Ordinance 18-36 (7:00 AM-11:00 pm).

CURRENT PLANNING:

The 2013 Neighborhood Land Use Plan categorizes 1203 Harrison Street as Commercial Use.

STAFF COMMENTS:

As previously mentioned, the SP for PD approved in Ordinance 18-36 for 1203 Harrison Street limited the hours of operation to 7:00 AM-11 P.M. The reason cited was the property being adjacent to a residential property (1207 Harrison Street). 1201 Harrison is a Dairy Queen restaurant.



1207 Harrison Street is no longer a residential property. In December 2020, the Plan Commission approved a Special Permit for Planned Development to allow for the operation of a gaming parlor with alcohol sales at 1207 Harrison Street. The permit was approved by the Quincy City Council in January 2021 (Ordinance 21-03). There was a discussion during the Plan Commission meeting in December 2020 about reducing the hours of operation for 1207 Harrison Street due to its proximity to residential properties, but the commission chose to establish just one condition: the SP for PD is non-transferrable.

As a result, 1203 Harrison Street is no longer located next to a residential property. As such, staff supports amending the Special Permit for Planned Development as approved in Ordinance 18-36. Staff would recommend simply eliminating the condition that establishes the hours of operation in the permit. At this time, staff has received no comments regarding this project.

STAFF RECOMMENDATION:

Staff recommends the Plan Commission recommend approval of an amendment to the Special Permit for Planned Development established in Ordinance 18-36 that eliminates the hours of operation at 1203 Harrison Street, thus allowing the facility to operate during the times established through its liquor license.

DEPARTMENT OF POLICE CITY OF QUINCY

An Internationally Accredited Law Enforcement Agency

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

March 26th, 2021

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

RE: PLAN TO ADD SEIZED VEHICLE TO OUR FLEET

Dear Mayor Moore and Members of the Quincy City Council:

The purpose of this letter is to propose to you that we retain a seized/forfeited vehicle and incorporate it into our fleet.

In 2017 an officer with the Quincy Police Department arrested an individual for driving with a revoked driver's license and obstructing justice. The suspect's driver's license was revoked because of a prior DUI conviction. The driver had damaged property at Blessing Hospital and then lied to the investigating officer about who was driving the vehicle when the damage occurred.

On 12/12/17 a seizure warrant was issued for the vehicle. Typically, we do not seize vehicles in these circumstances, either because their condition is too poor to be worth the effort, or they are in good condition, but have lien(s) that we would have to satisfy, thus making the cost greater than what it is worth. This vehicle is a 2013 Ford F-150 with 59,348 miles and does not have a lien. Because it's in good condition, has potential use to our department, and is available to us at virtually no cost, we would like to add it to our fleet.

When a vehicle is acquired through forfeiture we have two options. We can sell it at auction or keep it for departmental use. Obviously, I am advocating that in this case we keep the vehicle. When it comes to seized vehicles, we normally only receive about 30-40 percent of a vehicle's value when we sell it. When a seized vehicle is sold, we often keep only 65% of the sale price. According to NADA, this vehicle has a Clean Trade-In value of \$22,475.00. Therefore, in the best case, if we were able to sell it for 40% of that, we would gross \$8,990.00 and we would net only \$5,843.50.

I feel that we will receive more value by keeping this vehicle. This vehicle would work well for a fleet coordinator vehicle. According to fueleconomy.gov the vehicle gets 18 MPG combined city/hwy. Central Services personnel have inspected the vehicle and advised that it is in good condition.

"Service – Pride – Dignity"

Our fleet coordinator often has to utilize our designated travel cars to run errands, install speed monitoring equipment, process abandoned vehicles, conduct seatbelt surveys, and shuttle personnel to pick up other vehicles. Have a designated vehicle will help keep our travel cars available. With this vehicle being a pickup truck it can be utilized to pick up abandoned bicycles and large evidence without fear of damaging equipment in our front line squad cars.

In addition, this vehicle would serve very well as a covert vehicle, and is perfect for undercover surveillance operations. The vehicle would work well to conceal an officer during a stakeout, limiting the chance for suspects to discover their identity.

In developing this proposal, we considered the costs involved in keeping this vehicle. The startup costs are minimal, as it will not require any equipment. Once in service, the out-year impact would be primarily the cost of regular maintenance, which should be minimal.

This issue was proposed to and approved by the Police Aldermanic Committee during a meeting on March 22nd. If you have any questions, please feel free to contact me. In my absence, you may contact Deputy Chief Pilkington or Deputy Chief Yates. Thank you for your attention to this request.

Sincerely,

Robert A. Copley
Chief of Police

RAC:ay

Cc: Mayor Kyle Moore
Mr. Jeff Mays, DoAS
Ms. Sheri Ray, Comptroller
Ms. Mary-Ann Ervin, Purchasing
Deputy Chief Pilkington

RESOLUTION

WHEREAS, through the Asset Forfeiture Procedure Act, the Quincy Police Department has been awarded a 2013 Ford F-150; and

WHEREAS, this vehicle would serve the department well as a Fleet Coordinator vehicle, an undercover surveillance vehicle, and in other utility and auxiliary roles; and

WHEREAS, the department has either the option to sell the vehicle or keep it; and

WHEREAS, although the vehicle's value is \$22,475.00, the department would likely only receive approximately \$5,843.50 if it is sold; and

WHEREAS, due to the limited cost in keeping the vehicle and the projected value received from its use, the department and the City would be better served by keeping it in the fleet; now

THEREFORE BE IT RESOLVED, the Chief of Police and Police Aldermanic Committee recommend to the Mayor and City Council that the 2013 Ford F-150 be approved to become part of the Quincy Police Department's fleet of vehicles.

Robert A. Copley
Chief of Police

March 29, 2021

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

March 26th, 2021

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

RE: PURCHASE OF NEW LAPTOP COMPUTERS FOR SQUAD CARS

Dear Mayor Moore and Members of the Quincy City Council:

The purpose of this letter is to request your approval for the purchase of 19 new laptop computers to be used in our 16 frontline squad cars and one animal control truck. We will be reimbursed for this purchase through the 2020 Coronavirus Emergency Supplemental Funding Program grant.

For over 15 years we have had computers in our squad cars and animal control truck. These computers provide officers with: dispatch tickets (which contain information on calls for service), access to computerized files from the Secretary of State, LEADS, and NCIC (for such things as driver's license and registration information, wanted persons, and stolen property), and the ability to communicate electronically with other officers and dispatch. The computers are also needed to run the in-car video camera systems, traffic crash report program, and the digital citations (DigiTicket) software. In addition, the computers allow officers to access email, type reports, and pull up network files as if they are at headquarters. This keeps officers on the street and available for calls even when they need to use a computer.

The current computers have outlived their usefulness and are beginning to become a maintenance concern. The current HP computers currently in operation were purchased in early 2015. These computers are still operating on the Windows 7 operating system (OS) and software compatibility is becoming an issue. The most prevalent concern with these computers is the maintenance cost. The computers have been used continuously, and under a variety of conditions, since they were installed. Keyboards, mouse pads, screens, and even the hinges are starting to wear out. There have been many occasions when computers have had to be deadlined for extended periods to obtain replacement parts; the cost of which continues to increase.

Over the past six years we have been very pleased with how the HP computers have performed. We have had conversations within our agency, and with the City of Quincy IT Department, and we all agree we should continue to use this brand and style of computer. The recent model is the same size as the old computers, which means they will transition seamlessly into the squad cars without our having to purchase new mounting hardware.

“Service – Pride – Dignity“

QUINCY POLICE DEPARTMENT

Mayor and City Council

May 26th, 2021

Page 2

The HP computers can be purchased from SHI of Somerset, NJ, for \$1,400.26 each. We also intend to purchase the Electronic HP Care Pack - which is a five year parts and labor warranty – for \$385.00 each. We will also need to purchase one wireless cellular modem card for \$134 to go in the computer for the Animal Control truck. This particular computer does not get internet access through the in car video equipment as the others do.

We intend to purchase 19 laptop computers, 19 HP Care Packs, and one wireless cellular modem, for a total cost of \$34,053.94. We have 17 vehicles that currently have laptop computers installed. Purchasing 19 computers allows us two spare units that we can use as a replacement when a computer needs to be removed from a vehicle for maintenance or repair.

The City of Quincy IT department obtained three quotes for this specific product. The bidding/proposal process was bypassed because the lowest quote price is less than HP's state bid contract price. The three bids, including SHI, are as follows:

SHI	\$34,053.94
HP NASPO VP PC Contract	\$35,502.16
CDW-G	\$36,958.60

As previously stated, this purchase will be reimbursed by the FY 2020 Coronavirus Emergency Supplemental Funding Program grant we were awarded in June of 2020. This specific project was allocated and approved during the grant application process.

This issue was proposed to and approved by the Police Aldermanic Committee during a meeting on March 22nd. 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. Thank you for your consideration of this request

Robert A. Copley
Chief of Police

RAC:ay

Cc: Mayor Kyle Moore
Mr. Jeff Mays, Director of Administration
Mr. Jim Murphy, Director of IT
Ms. Sheri Ray, Comptroller
Deputy Chiefs Yates and Pilkington
Sgt. Travis Wiemelt
Ms. Gail Newell and Ms. Jennifer Sparrow

RESOLUTION

WHEREAS, the Quincy Police Department uses computers in its police cars for access to various criminal justice databases, including drivers license and vehicle registration information; for completing various reports; for use with our in-car camera system; as well as other applications; and

WHEREAS, the computers currently in use are outdated and running on an operating system that is beginning to show signs of compatibility issues with software requirements; and

WHEREAS, repair cost for wear and tear on these computers is beginning to increase due to the computers being out of warranty, and replacement parts are becoming more difficult to find; and

WHEREAS, the police department has evaluated our options and have decided to continue with the same make and style of laptop we have been using for the last 6 years; and

WHEREAS, we need to replace nineteen computers; and

WHEREAS, we can purchase 19 HP EliteBook 850 G8-Core laptop computers, 19 electronic HP Care Packs, and one wireless cellular modem from SHI for less than state contract pricing; now

THEREFORE BE IT RESOLVED, the Chief of Police, Police Aldermanic Committee, and Director of IT recommend to the Mayor and City Council that that the normal bidding requirements be waived and the purchase of 19 HP laptop computers, 19 HP Care Packs, and one wireless modem from SHI of Somerset, NJ, in the amount of \$34,053, be approved.

Robert A. Copley
Chief of Police

Jim Murphy
Director of IT

March 29, 2021



QUINCY PRESERVATION COMMISSION
706 MAINE STREET 3rd FLOOR, CITY HALL ANNEX
QUINCY ILLINOIS 62301
217-228-4515
FAX 217-221-2288

MEMORANDUM

TO: Mayor Moore and City Council Members
FROM: Jason Parrott
DATE: March 11, 2021
SUBJECT: Ordinance to Designate Two Quincy Local Landmarks

The Quincy Preservation Commission is pleased to recommend City Council designation for two additional Quincy Local Landmarks. The nominated properties are:

William J. & Catherine Morris House - 2200 York Street (owners: Michael & Julie McLaughlin)
Herman & Frances Heintz House – 231 East Avenue (owners: Eric Loos & Heidi Holzgrafe)



2200 York Street



231 East Avenue

The present owners of each building have signed an owner consent form supporting the Landmark Designation (attached). A designation ordinance is attached for your consideration.

With this addition, Quincy's Local Landmarks will number 106. Nearly 50 more buildings are included in the city's four Local Landmark Districts.

Please feel free to call me at 217-221-3663 if you have any questions.

Thanks... Jason

ORDINANCE NO. _____.

AN ORDINANCE AMENDING SECTION 162.194 (DESIGNATION OF LANDMARKS) OF CHAPTER 162 (ZONING REGULATIONS) OF TITLE XV (LAND USAGE) OF THE MUNICIPAL CODE OF THE CITY OF QUINCY OF 2015

WHEREAS, the City Council of the City of Quincy, a home rule unit, has determined that certain properties in the City have significant historical or architectural features to be designated Landmarks;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Quincy in Adams County, Illinois, as follows:

SECTION 1. That Section 162.194 (Designation of Landmarks) of Chapter 162 (Zoning Regulations) of Title XV (Land Usage) of the Municipal Code of the City of Quincy of 2015 is amended by adding thereto to Section 162.194(B) as follows:

Section 162.194(B)(107). Designation of 2200 York Street---That 2200 York Street, Quincy, Illinois is hereby designated a landmark.

That the legal description of 2200 York Street is as follows:

The North 110 feet of Lot One (1) in Block Seven (7) in Lawndale Addition to the City of Quincy, Adams County, Illinois, except that part thereof described as follows: Beginning at a point which is 42.48 feet West of a point which is 110 feet South of the Northeast corner of said Lot One (1), thence West on a line parallel with the North line of said Lot One (1) a distance of 58.30 feet to the East line of East Avenue, thence North along the East line of said East Avenue (along the curve thereof) a distance of 4 feet, thence East 47.50 feet to a point 10.5 feet West and 4.18 feet North of the above-described place of beginning, thence on a Southeasterly direction a distance of 11.40 feet to the place of beginning. P.I.N.: 23-1-1770-000-00

That the historical name of the house is the William J. & Catherine Morris House.

That the style of the house is Prairie/Craftsman.

That the date of construction is circa 1923.

That the architect is George H. Behrensmeyer.

That the architectural features which will be provided protection are as follows:

- (1) Two-story tapestry brick Prairie-Style House with Craftsman detailing and hipped roof with wide boxed eaves.
- (2) One-story projecting main entrance on north facade with brick pilasters, a bracketed arched canopy, and stone coping.
- (3) North-facing roof dormer with arched window under arched hood mold
- (4) All original window and door openings including stone sills
- (5) All original windows, including eight-over-one and six-over-one windows, casement windows, banded and paired windows, and main entrance transom and sidelights.
- (6) West-facing side porch with wide eaves
- (7) East-facing one-story bay with wide, bracketed eaves
- (8) South-facing one-story bay with arched window openings, sloped and parapeted sidewalls with stone copings, and eaves with brackets.
- (9) Chimney above west facade.

(10) Square stone bosses set into brickwork.

That 2200 York Street is historically significant for its architecture.

William J. Morris was treasurer of the Morris Brothers Shoe Company, established in 1914 and the only “shoe manufacturer” listed in the City Directory of 1926-1927. A factory that produced men’s and women’s dress shoes was located at 237 North 2nd Street.

The Morris House is part of an ensemble of notable Prairie and Prairie/Craftsman houses clustered in this part of the Lawndale Addition, a development laid out in the first decades of the twentieth century. Architect Martin Geise’s residence at 300 East Avenue is just across the street to the northwest and the house that George Behrensmeyer designed for himself is located on the adjoining property to the south, 333 East Avenue.

Quincy Native George H. Behrensmeyer (1869-1950) graduated from the University of Illinois in 1893. He practiced alone during most of his career, but formed a partnership with Wilbert Haffner in 1925. Many of his commercial and institutional buildings surviving, including the Western Catholic Union building, the Masonic Temple, the present Quincy Junior High School building, the St. Rose of Lima Roman Catholic Church, and the Dewey School building. His many home designs include those at 1020 Kentucky Street, 310 South 16th Street, 1809 Maine Street, and the house museum now known as the Villa Katherine, all of which are Local Landmarks.

The overall horizontal massing of the Morris House is a Prairie aspect, but note as well Craftsman touches such as the many square stone bosses set into the brickwork, the “battered” (sloped) buttress treatment of the south porch side walls, and the exposed rafter tails and brackets on the south porch and east bay.

Section 162.194(B)(108). Designation of 231 East Avenue---That 231 East Avenue, Quincy, Illinois is hereby designated a landmark.

That the legal description of 231 East Avenue is as follows:

Lawndale Lots 4 & 5 and the North 8 Feet of Lot 6 Block 3

That the historical name of the house is the Herman and Frances Heintz House.

That the style of the house is Prairie

That the date of construction is 1917.

That the architect is Martin Geise.

That the architectural features which will be provided protection are as follows:

- (1) The large, overhanging eaves
- (2) The large masonry piers or columns flanking the front and the port cochere
- (3) The limestone banding/detailing at the upper level of the home of the chimney
- (4) The brick pilasters capped with limestone
- (5) The leaded glass sidelights with a rose pattern repeated throughout the house.

That 231 East Avenue is historically significant for its architecture.

231 East Avenue is included in the Quincy East End Historic District, which is roughly bounded by Hampshire, 24th, State, and 12th Streets. The district was added to the National

Register of Historic Places in 1985. The period of significance for the district is from 1825-1949 per the website for the National Register of Historic Places, listing the historic significance as architecture and engineering.

231 East Avenue is a contributing structure to the Quincy East End Historic District. The following is the description of the home in the city's application for inclusion of the district in the National Register of Historic Places.

"This is a blocky Prairie example with introduction of vertical piers to minimize the horizontal Prairie stretching. The house has the widest eaves in town. Some innovation by the architect on the standard Prairie block, using recesses vertically in contrast to horizontal roof and stone banding beneath windows around the house."

Herman & Frances Heintz married Oct. 21, 1896. Herman worked in the family shoe business (N. Heintz Shoe Store) at 523 Maine Street and Frances was the daughter of H.F.J. and Maria Ricker, founder of the Ricker Bank at 417 Hampshire. They moved into the home in 1918 with their four children and Frances spent all her years there.

Virginia Weinberg, who was the youngest daughter of Herman & Frances Heintz, then moved into the home with her family. Virginia's son, Donnie, next acquired the home from his mother, filling it with many collectibles. The current occupant is the granddaughter of Virginia Weinberg, Heidi Holzgrafe and Heidi's husband, Eric, who have completely restored the property, turning it into their family home.

Prominent local architect Martin Giese was born and raised in Quincy. He attended St. Francis College (now Quincy University) and at the age of 15 began employment under Ernest Wood, where he remained for seven years. Geise then spent a number of years in the office of Harvey Chatten. Geise designed many commercial structures in Quincy, including the Illinois State Bank Building, the Block & Kuhl Building, Jefferson & Irving Schools and the Elkton Hotel.

ADOPTED:

CITY CLERK

APPROVED:

MAYOR

Officially published in pamphlet form this day of , 2021.

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 , 2021.

VARIATION

APPLICANTS / OWNERS:

Michele Foster

REAL ESTATE TO WHICH VARIATION APPLIES:

5704 Country Lake Drive North (Formerly 725 South 57th Street)

LEGALLY DESCRIBED AS:

Lot Eight (8) in Country Lake Estates, a subdivision of part of the southeast quarter of fractional section four (4) in township two (2) south of the base line, in Range eight (8) west of the fourth principal meridian, situated in the County of Adams in the State of Illinois. PIN: 20-0-0156-016-00

DESCRIPTION OF VARIATION:

From Section 162.061(A) of the Municipal Code of Quincy of 2015 to vary the requirement that the front yard setback for a lot zoned R1A be 30-feet to allow for an approximately 10-foot encroachment of the 30-foot front yard setback for the construction of a dwelling at 5704 Country Lake Drive North.

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 , 2021.

VARIATION

APPLICANTS / OWNERS:

Blessing Hospital

REAL ESTATE TO WHICH VARIATION APPLIES:

NW Corner of Intersection of 12th Street and Broadway

LEGALLY DESCRIBED AS:

The E 40' of the S 100' of the S Half of Block 1 in Willard Keyes' addition to the City of Quincy. PIN: 23-5-0380-000-00

The W 50' of the E 170', and the W 80' of the S 100' of the E 120', of the S half of Block 1 in Willard Keyes' addition to the city of Quincy, Adams County, Illinois. PIN: 23-5-0378-000-00

A part of Block 1 in Willard Keyes Addition to the City of Quincy. PIN: 23-5-0377-000-00

DESCRIPTION OF VARIATION:

From Section 162.268(C) of the Municipal Code of Quincy of 2015 to vary the requirement that the face of a ground sign shall not exceed 32 square feet to allow for the installation of a ground sign with an approximately 82 square foot sign face at the northwest corner of the intersection of 12th Street and Broadway.

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: March 17, 2021
SUBJECT: The Bring Entertainment to Quincy (BET on Q) Grant Program

A goal of the "45x30" Program is to increase tourism and to attract new residents and visitors to the community. The city could aid those efforts by providing financial support for local entertainment events. The benefit would be more people eating in local restaurants, shopping in local stores, and staying in local hotels, which equates to more jobs, an increase in tax revenue and a reduced burden on local taxpayers.

The Bring Entertainment To Quincy (BET on Q) Grant Program, modeled after the OLC Tourism grant program, would be the mechanism for providing financial support for local entertainment events. For example, a BET on Q Grant could fund a one-day musical performance or help fund a seven-day festival as well as support the expansion of an existing Quincy event or allow for the creation of a new one. The BET on Q Grant funding would help reduce the financial risk event organizers take on when sponsoring regional/national entertainment acts.

The BET on Q Grant Program will be funded each year at \$100,000 from the 1% food/beverage tax that is collected annually. A Grant Review Committee by the Mayor with consent from City Council. The committee will administer the program, select eligible applicants and award funding. BET on Q Grants will be offered on first-come/first-serve basis and will range from \$1,000 to \$25,000 depending primarily on the potential draw of the event. The Review Committee could substantially reduce or even withdraw funding from an event if inaccurate information was submitted as part of an application.

The following criteria will be used to consider funding:

- The estimated draw of the entertainment act/event being funded
- The ability to make a significant economic impact on the City of Quincy (i.e. multi day event)
- The proposed budget for the event
- Any net profit-sharing proposal with the BET on Q Grant Program.

The BET on Q Grant funding will be provided as follows: 75% up front & 25% after completion of a close out evaluation form and a review of the goals of the event. The purpose of the closeout evaluation form is to provide assurance that the event was in line with what was described to the review committee.

Attached are a more-detailed description of the Bring Entertainment To Quincy (BET on Q) Grant Program, the application for the program and an ordinance authorizing the creation of the program.

Any questions, let me know.

ORDINANCE NO.

AN ORDINANCE ESTABLISHING THE BRING ENTERTAINMENT TO QUINCY (BET ON Q) GRANT PROGRAM

WHEREAS, the Quincy City Council passed ordinance No. 9391 establishing a food and beverage tax to fund efforts to increase tourism and to attract new employers, residents and visitors to the city; and

WHEREAS, the purpose of BET on Q is to provide financial support for local entertainment events that bring people to Quincy, thus resulting in more people eating in local restaurants, shopping in local stores and staying in local hotels, which equates to more jobs and an increase in local tax revenue; and

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

WHEREAS, pursuant to such authority, and such other authority as may be established by law, this Ordinance is being adopted.

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

Section 1 . That City Council of the City of Quincy makes the following additional findings:

- A. Purpose: The City of Quincy has established the Bring Entertainment To Quincy (BET on Q) Grant Program. The city will reinvest a portion of the revenue from the 1% food/beverage tax it collects into the program to help fund the promotion of entertainment events. The goal of the program is to draw more people to Quincy, thus increasing business for the establishments where the food/beverage tax is charged.
- B. Program Details: The grants distributed through the BET on Q Grant Program can be used to bring existing regional/national performers or events to Quincy (such as a one-day concert or a week-long festival), to help promoters expand existing entertainment events in Quincy, or to help get a new entertainment event off the ground. The idea is to reduce the financial risk event organizations take on when they plan for a small or large scale event, in particular when bringing a national entertainer/act to Quincy.

The Quincy City Council will direct, each fiscal year, a portion of the revenue from the 1% food/beverage tax to fund the BET on Q Grant Program. The Mayor, with the consent of the City Council, will appoint community members to administer the grant program. Leftover funding from one fiscal year will be forwarded to the next fiscal year to allow for future use.

- C. Eligibility and Priority: Any event is eligible to apply for a BET on Q Grant if organizers plan to bring in entertainment with regional/national significance or if the event will be a draw for the community. Existing local events may qualify for a grant by showing how

the funding would grow their event. This could include adding additional acts to a music event, investing more money into the drawing power of entertainment acts, or adding new entertainment which would extend the duration of the event.

Priority will be given to applicants based on the estimated drawing power of their events. Priority will also be given to applicants who agree to share a percentage of the net profits of their events with the BET on Q Grant Program. All events receiving a BET on Q Grant must take place within city limits.

- D. Application Deadline: Applications must be received 90 days prior to the event. They can be hand-delivered to City Hall (730 Maine Street) or through the mail (USPS, UPS, FedEx). Electronic submissions will be allowed upon prior request by the applicant.
- E. The applicant must provide the following:
1. A completed BET on Q Grant Program Application
 2. A description of how the grant funds will be utilized
 3. A description of the proposed act/estimated draw
 4. An event budget
 5. Plans for Marketing the Event and Managing the Event.
 6. Any proposed net profit sharing with the BET on Q Grant Program

The BET on Q Grant Program Review Committee will only consider completed applications filled out to the best of the applicant's knowledge. The city will notify an applicant if an application is incomplete. Applicants will have 14 days to complete the application or it will be null and void.

- F. Program Review Committee: The Committee shall consist of seven (7) members. All commission members shall be appointed for terms of four (4) years or until their successors are duly appointed and qualified. Members shall be appointed by the Mayor, with the advice and consent of the City Council.
1. One (1) member shall be the Mayor or a city official designated by the Mayor.
 2. One (1) member shall be a City Council member.
 3. Five (5) members shall be community members
 - a. One (1) will represent the Quincy Area Convention & Visitors Bureau
 - b. One (1) will represent Quincy-based Hotels/Motels
 - c. One (1) will represent Quincy-based Restaurants
 - d. One (1) will represent Quincy-based Financial Institutions
 - e. One (1) will be an At-Large Member

The membership shall elect one (1) member to serve as chairperson and one (1) member to serve as secretary of the commission.

- G. Review Process:
1. BET on Q Grants will be offered on a first-come/first-serve basis
 2. Applicants may be asked to present their request in front of the Review Committee.
 3. The Review Committee will consider the following:
 - a. Popularity/Estimated Draw of the Entertainment Act being funded
 - b. The potential economic impact based on the city-approved event budget
 - c. Number of days of the event being funded
 - d. The Plan for sharing Net Profits with the BET on Q Grant Program

4. Any fraudulent or misrepresented information may lead to dismissal of the application and zero grant dollars awarded for the current and future event, in addition to a request for a refund of any dollars awarded.

H. Award Process:

1. Funding decisions will be made by the BET on Q Grant Program Review Committee.
2. The minimum BET on Q Grant will be \$1,000.
3. The maximum BET on Q Grant will be \$25,000.
4. Requests for \$25,000+ will be considered based on the draw/impact of the event.
5. A BET on Q Grant will be awarded as follows:
 - a. 75% will be paid to the applicant up front
 - b. 25% will be paid to the applicant after:
 - 1) Completion of Event Closeout Evaluation Survey within 30 days of event. The city will provide survey at the time funding is provided.
 - 2) Review whether the event met the goals set forth in the application.

I. Unused Funds: Any unused funding must be returned to the BET on Q Grant Program

J. Withdraw of Funding: The City of Quincy Program Review Committee and the City of Quincy may withdraw funding or request a return of funds for events that are substantially reduced or inaccurately portrayed from what was submitted in the application or do not occur within the proposed date(s) or time(s).

Section 2. Separability: The provisions of this Ordinance shall be deemed separable, and the invalidity of any portion hereof shall not affect the validity of the remainder thereof.

Section 3. Savings Clause: That nothing in this Ordinance hereby adopted and incorporated by reference 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 4. 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 5. Effective Date: 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

Published in pamphlet form this day of , 2021.

BRING ENTERTAINMENT TO QUINCY (BET on Q) GRANT PROGRAM APPLICATION

Date: _____ Funding Amount Requested: _____

Name of Applicant/Organization/Business: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact Name: _____

Contact Phone Number: _____

Contact Email: _____

Purpose for Application?: _____

Official Name of the Event: _____

Description of the Event: _____

Date(s) of the Event: _____ Number of Days Event will be held: _____

Location of event: _____

Event Website/Social Media: _____

Start time/end time of event (Please provide for each day if multi-day event: _____

Name and description of the entertainment act which the grant will fund/help fund:

Anticipated Attendance at Event: _____

Estimated Ticket Price: _____

Estimated Net Profit/Net Loss: _____

Project the hotel/motel room nights the event will generate: _____

Will you share ticket revenue with City based on a certain number of tickets sold ____ Yes ____ No

Number of tickets sold to trigger revenue sharing: _____

Has the event been held before? YES / NO

If yes, please list the years and location(s): _____

For Previously-Held/Existing Local Events, please share your plans for Growing the Event such as adding additional days, additional entertainment acts, and/or enhanced quality of entertainment acts:

The BET on Q Review Committee highly encourages existing events to provide us with references, itineraries or previous promotional materials to help the committee better understand your event. If you are a new event, please list references, proposed media strategy and detailed plan for the event:

Please list estimated budget for the event and any proposed revenue sharing with the Entertainment Underwriting Grant Program:

Please list any other organizations, government entities, and grants that have offered financial support for your event:

Please list any contributions that are made to the community of Quincy, IL as a result of funds generated from your event (scholarships, donations, etc.):

Please list in detail the how you plan to use the funds you are requesting:

Please list the Quincy businesses you plan to utilize while conducting your event:

If the event is outdoors, will rain insurance be purchased? YES / NO

If yes, please include a copy of insurance/If no, please describe your contingency plan for weather.

If a BET on Q Grant is denied or not available, will the event still be held in Quincy? YES / NO

PLEASE NOTE:

- BET on Q Grants will be offered on a first-come/first-serve basis
- Applicants may be asked to present their request in front of the Review Committee.
- Any fraudulent or misrepresented information may lead to dismissal of the application and zero grant dollars awarded for the current and future event, in addition to a request for a refund of any dollars awarded.
- Funding decisions will be made by the BET on Q Grant Program Review Committee.
- The minimum BET on Q Grant will be \$1,000.
- The maximum BET on Q Grant will be \$25,000.
- Requests for \$25,000+ will be considered based on the draw/impact of the event.
- A BET on Q Grant will be awarded as follows:
 - 75% will be paid to the applicant up front
 - 25% will be paid to the applicant after:
 - Completion of Event Closeout Evaluation Form (within 30 days of event).
 - Review of whether the event met the goals set forth in the application.
- Unused funding must be returned to the BET on Q Grant Program
- Applicants receiving funding will be notified within 60 days of submitting application.

- The Closeout Evaluation Survey will be provided when the grant funding is awarded. It must be submitted to the city within 30 days of the conclusion of the event. The survey must include the following:
 - The estimated attendance for the event
 - A summary of the success of the event
 - The Net Profit/Net Loss for the event
- All unused grant funding must be returned to the City of Quincy
- The cancellation of the event will result in a request from the city for reimbursement of the entire BET on Q grant.
- Event organizer agree to abide by all City of Quincy Code requirements including Food and Beverage Tax.

I understand the limitation placed on the use of the prepared food and beverage tax, and I certify that the requested funds will be used for the purposes described in the application or as approved by the BET on Q Grant Program Review Committee. I understand the use of BET on Q grant funds is subject to the above terms in addition to the completion of the closeout evaluation form. I further understand that 25% of the BET on Q grant will be held until the appropriate documents and the completed closeout form has been provided to the city.

The BET on Q Grant Program Review Committee and the Quincy City Council may withdraw funding, or request the return of funds for events that are substantially reduced or inaccurately portrayed from what was submitted in the application or do not occur within the proposed date(s) or time(s).

The City of Quincy is not responsible for obtaining or approving proper licenses or permits. I understand funds will not be distributed until liability insurance is obtained.

Name of Application	Title Related to Event	Date

Requests must be received at least 90 days prior to the event. Documents can be hand-delivered or mailed to:

The City of Quincy
 Attn: BET on Q Grant Review Committee
 730 Maine Street
 Quincy, IL 62301
 Ph: (217) 228-4500

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: March 15, 2021
SUBJECT: Ordinances Establishing Mid-Town Business District & Imposing Certain Business District Taxes in the Mid-Town Business District

At the request of Cullinan Properties, the city contracted with PGAV Planners to develop a Business Development District (BD) that encompasses Quincy Mall properties as well as several adjacent properties (including the former Sears Store and the former County Market building). The city offered inclusion in the BD to representatives of the former Shopko and Kmart properties, but they declined. Attached is the Business District Plan for the Mid-Town Business District.

The city advertised and conducted a public hearing on the BDD on March 10, 2021. Adam Stroud with PGAV Planners presented the boundary map for the proposed district, reviewed the eligibility criteria for determining inclusion in the BD, evaluated conditions of buildings/properties in the proposed District, identified potential "Blighted Areas" and documented findings as defined by the Business District Law. Mr. Stroud answered questions from representatives of the property owners within the proposed BD (Cullinan & Tom Marx) as well as an alderman who attended the public hearing. No one spoke in opposition to establishing the Business District.

By establishing the Mid-Town Business District, a 1% sales tax will be imposed for any retail/business operation within the BD and a 1% hotel/motel occupation tax upon the renting or leasing of rooms in a hotel/motel within the BD.

Funds collected from the BD will be used to encourage and incentivize new business growth in the BD. The BD enables the city and property owners to attract development to vacant properties and redevelop existing properties. Eligible use of BD funds include, but are not limited to:

- Installing, repairing, constructing, reconstructing or relocating public streets, public utilities, and other public site improvements;
- Constructing public improvements, including, but not limited to buildings, structures, works, utilities or fixtures;
- Renovating, rehabilitating, reconstructing, relocating, repairing or remodeling any existing buildings, structures, works, utilities, or fixtures;
- Acquiring, managing, conveying or otherwise disposing of real and personal property for the purposes of a development or redevelopment plan;
- Clearing any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements and to clear and grade land.

Attached is an ordinance establishing and designating the Mid-Town Business District and approving the Mid-Town Business District Plan and an ordinance establishing and imposing certain Business District taxes in the Mid-Town Business District.

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING AND DESIGNATING THE MID-TOWN BUSINESS DISTRICT AND APPROVING THE MID-TOWN BUSINESS DISTRICT PLAN WITHIN THE CITY OF QUINCY, ILLINOIS

WHEREAS, the City of Quincy, Adams County, Illinois (the “**City**”), is authorized under and pursuant to Division 74.3, the Business District Development and Redevelopment Law, 65 ILCS 5-11-74.3-1 through 3-7 (“the Business District Law”), to establish a business district to be named “**Mid-Town Business District**” (the “**Business District**”) and adopt and approve the related business district plan for said Business District (the “**Business District Plan**”); and

WHEREAS, the purpose of the Business District Plan and the designation of the Business District is to eradicate the blighting conditions that exist and to assure opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth to the Business District; and

WHEREAS, on a notice of public hearing to consider the establishment of the Mid-Town Business District and adoption of the Business District Plan, dated February 23, 2021 were published in the Quincy Herald Whig; and

WHEREAS, the City conducted a public hearing on March 10, 2021. At the public hearing, all interested persons were given the opportunity to be heard with respect to the subject matter of the public hearing.

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

Section 1. The City Council of the City of Quincy makes the following additional findings:

- a. That the Mid-Town Business District, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Plan.
- b. That the Business District Plan conforms to the comprehensive plan for the development of the City of Quincy as a whole.
- c. There exist conditions that cause the area located within the Mid-Town Business District to be classified as a “blighted area” as defined in Section 11-74.3-5 of the Business District Law.

- d. The Mid-Town Business District is a contiguous area and includes only parcels of real property directly and substantially benefited by the proposed Business District Plan.

Section 2. The City hereby designates the area described in the appendix of **Exhibit A – Business District Plan for the Mid-Town Business District.**

Section 3. The City hereby adopts and approves the **Business District Plan for the Mid-Town Business District**, dated February 22, 2021, attached hereto as **Exhibit A.**

Section 5. The City Clerk shall file a certified copy of this ordinance and attached exhibits with the Illinois Department of Revenue along with a current list of business addresses for the businesses located within the Business District.

Section 6. If any portion of this ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining portions of this ordinance.

Section 7. 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

Published in pamphlet form this day of , 2021.

Attachments:

Exhibit A: Business District Plan, Mid-Town Business District, dated February 22, 2021 (legal description included)

Exhibit A

**Business District Plan
Mid-Town Business District
(legal description included)**

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING AND IMPOSING CERTAIN BUSINESS
DISTRICT TAXES IN THE CITY OF QUINCY
MID-TOWN BUSINESS DISTRICT

WHEREAS, the City of Quincy passed Ordinance No. _____ Establishing and Designating the Mid-Town Business District and Approving the Mid-Town Business District Plan within the City of Quincy, Illinois in accordance with the Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 through 11-74.3-7 (the "Business District Law"); and

WHEREAS, as part of Ordinance No. _____, the Corporate Authorities of the City made the requisite findings that the Mid-Town Business District qualified as a "blighted area" as defined in Section 11-74.3-5 of the Business District Law; and

WHEREAS, in furtherance of the Mid-Town Business District, the Corporate Authorities of the City desire to establish and impose a Business District Retailers' Occupation Tax, a Business District Service Occupation Tax pursuant to Section 11-74.3-3 (10) of the Business District Law, and an occupation tax upon all persons engaged in the business district in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act pursuant to Section 11-74.3-3 (11) of the Business District Law; and

WHEREAS, the City intends to use said tax to fund certain improvements within the Business District in accordance with the Business District Law and as set forth in the Mid-Town Business District Plan; and

WHEREAS, the Corporate Authorities of the City find and determine that it is in the best interests of the City and its residents to establish the taxes as set forth herein.

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

Section 1. The above stated recitals are incorporated by this reference.

Section 2. Business District Retailers' Occupation Tax. A tax is hereby imposed to be known as the "Business District Retailers' Occupation Tax" upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of this state's government, at retail within the boundaries of the Mid-Town Business District at the rate of one percent (1.0%) of the gross receipts from such sales made in the course of such business while this ordinance is in effect. This "Business District Retailers' Occupation Tax" shall not be applicable to the sales of food for human consumption which is to be

consumed off the premises where it is sold (other than alcoholic beverages, soft drinks and food that has been prepared for immediate consumption) and prescription and non-prescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes and needles used by diabetics, for human use.

Section 3. Business District Service Occupation Tax. A tax is hereby imposed to be known as the “Business District Service Occupation Tax” upon all persons engaged, within the Mid-Town Business District, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the business district, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. The tax shall be imposed at the same rate as the tax imposed in Section 2 above upon the selling price of tangible personal property so transferred within the business district. The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

Section 4. Business District Hotel Operators’ Occupation Tax. A tax is hereby imposed to be known as the “Business District Hotel Operators’ Occupation Tax” upon all persons engaged in the Mid-Town Business District in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators’ Occupation Tax Act, 35 ILCS 145/1, et seq., at the rate of one percent (1.0%) of the gross rental receipts of from the renting, leasing or letting of rooms within the Business District, excluding, however, from the gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators’ Occupation Tax Act.

Section 5. Notice to Illinois Department of Revenue. On or before, April 1, 2021, the City Clerk and other appropriate City staff are directed to provide the Illinois Department of Revenue (the “Department”) with a certified copy of this Ordinance and such other information required by the Department so that the Business District Retailers’ Occupation Tax provided for in Section 2 above, and the Business District Service Occupation Tax provided for in Section 3 above may be administered and enforced by the Department, beginning on July 1, 2021. Thereafter, the appropriate City staff are directed to provide any address change, addition, or deletion of businesses located within the Business District to the Department on or before October 1 for administration and enforcement by the Department of the change beginning on the following January 1 and on or before April 1 for administration and enforcement by the Department of the change beginning on the following July 1.

Section 6. Business District No. 1 Tax Allocation Fund. All proceeds of the taxes imposed, civil penalties, and interest, which accrues from the Business District Taxes imposed hereby, shall be deposited into a special fund of the City called the “Mid-

Town Business District Tax Allocation Fund” in accordance with the Business District Law.

Section 7. Enforcement. The Illinois Department of Revenue shall have the authority to administer and enforce the Business District Retailers’ Occupation Tax and the Business District Service Occupation Tax imposed under Sections 2 and 3 of this Ordinance. The City shall have the authority to administer and enforce the Business District Hotel Operators’ Occupation Tax imposed under Section 4 of this Ordinance.

Section 8. Rescinding of Business District Taxes and Business District Dissolution Date. When business district project costs, including, without limitation, all obligations paying or reimbursing business district project costs have been paid, any surplus funds then remaining in the Mid-Town Business Tax Allocation Fund shall be distributed to the municipal treasurer for deposit into the general corporate fund of the City. Upon payment of all business district project costs and retirement of all obligations paying or reimbursing business district project costs, but in no event more than 23 years after the date of adoption of this Ordinance imposing the taxes pursuant to the Business District Law, the City shall adopt an ordinance immediately rescinding the taxes imposed. The dissolution date of the Mid-Town Business District shall be not later than 270 days following payment to the City of the last distribution of taxes as provided in Section 11-74.3-6 of the Business District Law.

Section 9. If any portion of this ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining portions of this ordinance.

Section 10. 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

Published in pamphlet form this day of , 2021.

THE CITY COUNCIL

OFFICIAL PROCEEDINGS

REGULAR MEETING

Quincy, Illinois, March 22, 2021

The regular meeting of the City Council was held this day at 7:00 p.m. with Mayor Kyle A. Moore presiding.

The following members were present:

Ald. McKiernan, Entrup, Bergman, Bauer, Finney, Holbrook, Farha, Sassen, Rein, Mast, Reis, Awerkamp, Uzelac, Holtschlag. 14.

The minutes of the regular meeting of the City Council held March 15, 2021, were approved as printed, on a motion of Ald. Entrup. Motion carried.

Legal Counsel: Corporation Counsel Lonnie Dunn.

The City Clerk presented and read the following:

REPORTS OF THE ZONING BOARD OF APPEALS

Zoning Board of Appeals recommending the request to vary the Zoning Code of the City of Quincy 2015 to allow for the installation of a ground sign with a face in excess of 32 square feet at the northwest corner of the intersection of 12th Street and Broadway.

Ald. Bauer moved to concur in the recommendation of the Zoning Board of Appeals. Motion carried.

Zoning Board of Appeals recommending the request to vary the Zoning Code of the City of Quincy 2015 to allow for the encroachment of the 30' front yard setback for the construction of a dwelling at 5704 Country Lake Drive North.

Ald. Rein moved to concur in the recommendation of the Zoning Board of Appeals. Motion carried.

SALES TAX REPORT

The report of the Illinois Department of Revenue showing sales tax collected for the month of December, 2020, in the amount of \$1,020,601.42 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 December, 2020, in the amount of \$963,717.06 was ordered received and filed on a motion of Ald. Farha. Motion carried.

RESOLUTION

WHEREAS, the City of Quincy Department of Information Technology (DoIT) has the responsibility of maintaining the city's Enterprise Resource Planning (ERP) solution used by all city departments; and,

WHEREAS, DoIT has secured pricing for a new ERP solution with Tyler Technologies, ESRI and Hewlett Packard; and,

THEREFORE BE IT RESOLVED, the Technology Committee and the Director of Information Technology recommend to the Mayor and City Council that the normal bidding requirements be waived and the amount of \$927,227 be accepted for the purchase of a new Enterprise Resource Planning solution and associated hardware/software.

Jim Murphy

Director of Information Technology

Ald. Reis moved for the adoption of the resolution, seconded by Ald. Mast, and on the roll call each of the 14 Aldermen voted yea. Motion carried.

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL AGREEMENT FOR QUINCY BAY AREA RESTORATION AND ENHANCEMENT ASSOCIATION

WHEREAS, there has been presented to and there is now before the meeting of the City Council of the City of Quincy, Adams County, Illinois (the "City") at which this Resolution is adopted, the form of an "Intergovernmental Agreement for the Restoration of Quincy Bay (the "Agreement"), to be entered into by and between the City, the County of Adams, State of Illinois and the Quincy Park District, State of Illinois (collectively, the "Parties").

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of Quincy, Adams County, Illinois, as follows:

1. That the form of the Agreement by and between the Parties, in substantially the form thereof which has been presented to and is now before the meeting of the Corporate Authorities at which this Resolution is adopted, be and the same is hereby authorized and approved.

2. That for and on behalf of the City, the Mayor is hereby authorized to execute and deliver the Agreement and the City Clerk is hereby authorized to attest to the same.

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

PASSED and APPROVED this 23rd day of March, 2021.

SIGNED: Kyle Moore, Mayor

ATTEST: Laura Oakman, City Clerk

Ald. Holbrook moved for the adoption of the resolution, seconded by Ald. Entrup, and on the roll call each of the 14 Aldermen voted yea. Motion carried.

RESOLUTION

WHEREAS, the City of Quincy annually purchases materials for the maintenance of streets and sidewalks funded by Motor Fuel Tax Funds (MFT); and,

WHEREAS, the Department of Utilities and Engineering requested sealed, competitive bids for the materials required for annual street and sidewalk maintenance; and,

WHEREAS, the following bids were received:

Concrete

R.L. Brink Corporation
Quincy, Illinois \$178,112.50

Bleigh Ready Mix
Quincy, Illinois \$172,452.50
Engineer's Estimate \$202,825.00

Patching Material

Emery Sapp & Sons, Inc.
Hannibal, Missouri \$ 55,100.00

Diamond Construction Company
Quincy, Illinois \$ 48,400.00
Engineer's Estimate \$ 62,200.00

WHEREAS, the Director of Utilities and Engineering has reviewed these bids and finds them to be acceptable; and,

WHEREAS, funding for these materials will be made available in the 2021/2022 Motor Fuel Tax Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, the Director of Utilities and Engineering and the Central Services Committee recommend to the Mayor and Quincy City Council that the low, responsible, qualified bid for each material, as listed above, be considered by the Mayor and Quincy City Council, subject to full approval from the Illinois Department of Transportation.

Jeffrey Conte, P.E.

Director of Utilities & Engineering

Ald. Sassen moved for the adoption of the resolution, seconded by Ald. Holbrook, and on the roll call each of the 14 Aldermen voted yea. Motion carried.

RESOLUTION

WHEREAS, on August 3, 2020, the Quincy City Council approved the appropriation of Rebuild Illinois funds for the reconstruction of North 16th Street from Locust Street to Seminary Road; and,

WHEREAS, the Department of Utilities and Engineering recently requested bids for this project which includes the replacement of pavement, storm sewers, water mains, and curb and gutter; and,

WHEREAS, one bid was received:

Laverdiere Construction, Inc.
Macomb, Illinois \$1,397,300.00
Engineer's Estimate \$1,376,306.00

WHEREAS, the bid has been reviewed by the Director of Utilities and Engineering and found to be acceptable; and,
WHEREAS, funding for this project is available in the Motor Fuel Tax Fund (Rebuild Illinois funding), Water Fund, and Sewer Fund fiscal year budgets; and,

WHEREAS, to allow for the uninterrupted progression of these projects in the event that changes or modifications are required, an additional 10% over the amount of the bid shall be included in the encumbrance for these projects.

NOW, THEREFORE BE IT RESOLVED, that the Director of Utilities and Engineering and the Central Services Committee recommend to the Mayor and Quincy City Council that the bid from Laverdiere Construction, Inc. of Macomb, Illinois, in the amount of \$1,397,300.00 be accepted and that the Mayor be authorized to sign the necessary contract documents.

Jeffrey Conte, P.E.
Director of Utilities & Engineering

Ald. Holtschlag moved for the adoption of the resolution, seconded by Ald. Sassen, and on the roll call each of the 14 Aldermen voted yea. Motion carried.

RESOLUTION

WHEREAS, the Department of Utilities and Engineering recently requested bids for the reconstruction of Jersey Street from 4th to 5th Street which includes the replacement of pavement, curb and gutter, sidewalk, water mains, sanitary and storm sewer, and street lighting; and,

WHEREAS, the following bids were received:

Laverdiere Construction, Inc.	
Macomb, Illinois	\$892,200.00
D&L Excavating	
Liberty, Illinois	\$815,267.40
Engineer's Estimate	\$954,773.10

WHEREAS, the bids have been reviewed by the Director of Utilities and Engineering and found to be acceptable; and,

WHEREAS, funding for this project is available in the 2019B GO Bond Street Project Fund, TIF Fund, Water Fund and Sewer Fund fiscal year budgets; and,

WHEREAS, to allow for the uninterrupted progression of these projects in the event that changes or modifications are required, an additional 10% over the amount of the bid shall be included in the encumbrance for these projects.

NOW, THEREFORE BE IT RESOLVED, that the Director of Utilities and Engineering and the Central Services Committee recommend to the Mayor and Quincy City Council that the bid from D&L Excavating of Liberty, Illinois, in the amount of \$815,267.40 be accepted and that the Mayor be authorized to sign the necessary contract documents.

Jeffrey Conte, P.E.
Director of Utilities & Engineering

Ald. Sassen moved for the adoption of the resolution, seconded by Ald. Holtschlag, and on the roll call each of the 14 Aldermen voted yea. Motion carried.

RESOLUTION

WHEREAS, on January 11, 2021, the Quincy City Council approved the appropriation of Motor Fuel Tax Funds (MFT) for the improvement of Maine Street between 24th and 30th Streets; and,

WHEREAS, the Illinois Department of Transportation (IDOT) recently advertised for bids for this project that includes street resurfacing and new curb, gutter and sidewalks; and,

WHEREAS, the following bid was received:

Rees Construction Company	
Quincy, Illinois	\$ 899,527.32
Engineer's Estimate	\$ 900,893.00

WHEREAS, the bid has been reviewed by IDOT and the Director of Utilities and Engineering and found to be acceptable; and,

WHEREAS, eighty percent (80%) of the project is being funded with Federal Aid Urban (FAU) funding with a twenty percent (20%) match by the City of Quincy; and,

WHEREAS, the City's portion of the project will not exceed the amount of \$300,000.00 that was previously approved by the Quincy City Council; and,

WHEREAS, the funds have been included in the 2021/2022 Motor Fuel Tax Fund fiscal year budget; and,

WHEREAS, to allow for the uninterrupted progression of these projects in the event that changes or modifications are required, an additional 10% over the amount of the bid shall be included in the encumbrance for these projects.

NOW, THEREFORE BE IT RESOLVED, that the Director of Utilities and Engineering and the Central Services Committee recommend to the Mayor and Quincy City Council that the City of Quincy concur with the Illinois Department of Transportation and the bid of Rees Construction Company of Quincy, Illinois, in the amount of \$899,527.32 be accepted.

Jeffrey Conte, P.E.

Director of Utilities & Engineering

Ald. Sassen moved for the adoption of the resolution, seconded by Ald. Farha, and on the roll call each of the 14 Aldermen voted yea. Motion carried.

ORDINANCE

Adoption of an ordinance entitled: An Ordinance Granting a Special Use Permit for a Planned Development (To operate a video gaming parlor with alcohol sales at 2408 Cherry St., Suite 2 with the condition that the petitioner provide one off-street parking stall for each gaming terminal and one off-street parking stall for each employee.)

Ald. Finney moved for the adoption of the ordinance, seconded by Ald. Holbrook, and on the roll call each of the 14 Aldermen voted yea.

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

ORDINANCE

Adoption of an ordinance entitled: An Ordinance Granting a Special Use Permit for a Planned Development. (For the development of a contractor's office with a residence and enclosed storage at 201 Riverview Ave. with the conditions that all construction equipment, material and associated debris are stored within enclosed buildings; and the perimeter of the property is enclosed with a six-foot high fence or building wall.)

Ald. Entrup moved for the adoption of the ordinance, seconded by Ald. McKiernan, and on the roll call each of the 14 Aldermen voted yea.

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

ORDINANCE

Adoption of 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. (712 S. 4th St., 701 S. 4th St., 412 Payson Ave., 802 S. 4th St., 804 S. 4th St., 810 S. 4th St., 812 S.4th St., 820 S. 4th St., 826 S. 4th St., 736 S. 4th St., 712 S. 4th St., 412 Payson Ave., 726 S. 5th St., 736 S. 5th St., 418 Washington St., 500 Washington St., 501 Washington St., 401 Washington St., and 700 S. 5th St.)

Ald. Uzelac moved for the adoption of the ordinance, seconded by Ald. Holtschlag, and on the roll call each of the 14 Aldermen voted yea.

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

ORDINANCE

Second presentation of an ordinance entitled: An Ordinance Amending Section 162.194 (Designation Of Landmarks) Of Chapter 162 (Zoning Regulations) Of Title XV (Land Usage) Of The Municipal Code Of The City Of Quincy Of 2015. (2200 York, 231 East Avenue.)

ORDINANCE

First presentation of an ordinance entitled: An Ordinance Granting A Variation From Zoning Regulations. (5704 Country Lake Dr. North, to allow a front yard setback by 30' to allow construction of a dwelling.)

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

The City Clerk read the ordinance by its title.

ORDINANCE

First presentation of an ordinance entitled: An Ordinance Granting A Variation From Zoning Regulations. (NW corner of the intersection at 12th St. and Broadway, to allow a ground sign with an approximately 82 sq. ft. sign face.)

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

The City Clerk read the ordinance by its title.

ORDINANCE

First presentation of an ordinance entitled: An Ordinance Establishing The Bring Entertainment To Quincy (Bet On Q) Grant Program.

Ald. Holbrook moved the ordinance be read by its title, seconded by Ald. Finney. Motion carried.
The City Clerk read the ordinance by its title.

ORDINANCE

First presentation of an ordinance entitled: An Ordinance Establishing And Designating The Mid-Town Business District And Approving The Mid-Town Business District Plan Within The City Of Quincy, Illinois.

Ald. Finney moved the ordinance be read by its title, seconded by Ald. Holbrook. Motion carried.
The City Clerk read the ordinance by its title.

ORDINANCE

First presentation of an ordinance entitled: An Ordinance Establishing And Imposing Certain Business District Taxes In The City Of Quincy Mid-Town Business District.

Request to Speak

Request to speak under suspended rules by Adam Stroud, with PGAV Planners, speaking about Quincy Mid-Town Business District.

Rules Suspended

Ald. Holbrook moved the rules be suspended at this time to hear from the above individual. Motion carried.
Adam Stroud, with PGAV Planners, spoke about the Quincy Mid-Town Business District and answered questions from the council.

Ald. Finney moved the rules be resumed. Motion carried.
Ald. Finney moved the ordinance be read by its title, seconded by Ald. Holbrook. Motion carried.
The City Clerk read the ordinance by its title.

REPORT OF FINANCE COMMITTEE

Quincy, Illinois, March 22, 2021

	Transfers	Expenditures	Payroll
City Hall.....		267.17	30,777.70
Planning & Dev	27,000.00		
Recycle	6,500.00		
Central Garage	12,000.00		
Building Maintenance.....		4,687.79	
Comptroller		110.15	10,144.33
Legal Department		0.00	8,667.59
Commissions.....		0.00	634.60
IT Department.....		530.51	12,384.80
Police Department.....		20,567.19	248,385.77
Fire Department		1,621.85	171,410.26
Public Works.....		2,218.48	33,466.40
Engineering		21,358.31	22,837.00
GENERAL FUND SUBTOTAL.....	45,500.00	51,361.45	538,708.45
Planning and Devel.....		3,897.73	21,829.72
911 System.....		0.00	40,043.88
911 Surcharge Fund.....		33.91	
Traffic Signal Fund.....		1,920.00	
Econ Dev Growth Fund.....		169.59	
Police Dept. Grants		189.99	
Police Donations Fund.....		38.00	
Crime Lab Fund.....		344.38	
Police DUI Fund		1,061.27	
Transit Fund.....		17,563.11	62,900.76
Capital Projects Fund.....		1,796.25	
Water EPA 2019 Proj Fund.....		75,139.25	

Water Fund		152,967.98	81,162.23
Sewer Fund		82,342.02	18,672.30
Quincy Regional Airport Fund		877.21	13,293.49
Regional Training Facility		389.32	
Garbage Fund.....		51,018.34	12,596.28
Recycle Fund		69.75	8,342.47
Central Garage		12,005.32	19,430.21
Vehicle Replacement Fund.....		101,877.10	
Self Insurance		1,466.17	5,715.92
Health Insurance Fund		23,500.00	
CBD Revolving Loan		218.67	
Animal Rescue Trust		547.00	
BANK 01 TOTALS	45,500.00	580,793.81	822,695.71
Motor Fuel Tax		1,008.35	
2019B GO Street Proj.....		49,484.70	
ALL FUNDS TOTALS	45,500.00	631,286.86	822,695.71

Mike Farha
Jack Holtschlag
Anthony E. Sassen
Mike Rein
Richie Reis
Finance Committee

Ald. Farha, seconded by Ald. Sassen, moved the reports be received and vouchers be issued for the various amounts and on the roll call each of the 14 Aldermen voted yea. Motion carried.

FYE 2022 Budget and Infrastructure Review

City Comptroller Sheri Ray gave a power point presentation on the FYE 2022 Budget and answered questions from the council.

Utilities and Engineering Director Jeff Conte gave an infrastructure review power point presentation.

The City Council adjourned at 8:05 p.m. on a motion of Ald. Holtschlag. Motion carried.

LAURA OAKMAN
City Clerk

AGENDA

**FIRE ALDERMANIC MEETING
MONDAY, MARCH 29, 2021
City Hall-Caucus Room
6:45 pm**

Items of Discussion

1. Public Comments (limit 3 minutes)
2. Pay Fairfield Inn & Chartwell Invoices for WIU Classes



CITY OF QUINCY

Comptroller's Office

Sheri L. Ray
Comptroller

CITY HALL – 730 MAINE STREET
Quincy, Illinois 62301-4056
217-228-4517

FINANCE COMMITTEE MEETING

MONDAY March 29, 2021

6:40 pm

CITY HALL COUNCIL CHAMBERS

AGENDA:

- 1) Approval of Previous Meeting Minutes from February 16, 2021
- 2) Janitorial Supply Bid
- 3) Other/New Business
- 4) Public Comment

Distribution:

Finance Committee Members
Mayor Kyle Moore
Dir of Admin Services, Jeff Mays
Treasurer, Linda Moore
Corporation Counsel, Lonnie Dunn

**Finance Committee Meeting
City Hall Council Chambers
February 16, 2021**

Members Present: Chairman Farha, Aldermen Sassen, Holtschlag, Rein, and Reis

Others present: Sheri Ray, Chuck Bevelheimer, Linda Moore, Jeff Mays, WGEM and Whig media, and several other city aldermen.

Meeting called to order at 7:19 p.m

- 1) Previous Meeting Minutes. The minutes from the January 25, 2021 finance committee meeting were approved on a motion/second by Holtschlag/ Reis. All in favor, motion carried.

- 2) Good Samaritan Home Bond Ordinance. Sheri stated that today she emailed the Bond Refinance Resolution to the Finance committee. The purpose of this resolution is to allow Good Samaritan Home to refinance the interest rate on the bond debt. The Good Samaritan Home used the city's bonding authority in 2013 bond resolution. Now the city must pass the resolution to allow the restructure of debt. Alderman Rein/Holtschlag made a motion/ second to recommend the resolution to full Council. All in favor, motion carried.

- 3) No new business.

- 4) No public comment.

Motion/second to adjourn to Executive Session made by Holtschlag/ Reis. All in favor, motion carried.

Regular session adjourned at 7:22 p.m.

Meeting Resumed at 7:38 p.m.

- 5) Purchase of Real Estate. Alderman Holtschlag made motion, second by Reis, to recommend the Resolution authorizing the acquisition of real estate at 221 North 5th Street for \$37,000. Rein opposed, others all in favor. Motion carried.

Meeting adjourned at 7:40 p.m.

Sheri Ray, Comptroller

Distribution:

All Aldermen

Mayor Kyle Moore

Dir of Admin Services Jeff Mays

Treasurer Linda Moore

Corporation Counsel Lonnie Dunn



CITY OF QUINCY

MARY-ANN ERVIN
Purchasing Agent

CITY HALL – 730 MAINE
QUINCY, IL 62301-4056
(217) 228-4502
FAX (217) 221-3608

MEMORANDUM

TO: Members of the Finance Committee

FROM: Mary-Ann Ervin

DATE: Monday, March 29, 2021

RE: City of Quincy Janitorial Supply Bid

The City of Quincy's Janitorial Supply contract with Area Distributors will expire on April 30, 2021.

The Purchasing Department advertised for sealed competitive bids for janitorial supplies for all City departments. Forty-nine vendors requested the janitorial bid packet and three (3) bids were received. Only one company submitted a bid for all products as per the bid specifications.

The bids were from the following:

Area Distributors Inc	\$ 19,599.24 for all items	30% discount
All American Poly	\$ 1,198.82 for 4 items	10% discount
Central Poly Bag Corp	\$ 1,501.00 for 4 items	0% discount

There were 49 core-items on the janitorial supply bid this year;

Over the past year Area Distributors has worked very hard to provide all City departments with hand sanitizing wipes, cleaning products, automatic hand sanitizing products as demand was high during COVID-19.

Area Distributors supplies the City with hand soap dispensers, hand towel dispensers, an automatic dispensing system for the Quincy Fire Department's laundry soap, an automatic dispensing system for QFD's vehicle cleaner, as well as a Buckeye International Inc dispensing system.

The Quincy Fire Department will be receiving a new Washer Extractor very soon and Area Distributors will be assisting QFD with installing their laundry detergent dispensing system into the new machine. This will allow the new machine to run efficiently, clean all QFD clothing properly and it will also prevent the waste of laundry soap.

The Purchasing Department would like to recommend the bid from Area Distributors Inc., a local company and long standing business partner of the City, be accepted for a one-year agreement.

With the Finance Committees approval, the Purchasing Department would like to present the attached Resolution to the City Council on Monday, April 5, 2021.

Thank you.

RESOLUTION

WHEREAS, the City of Quincy contracts for janitorial supplies for all city departments; and

WHEREAS, the City of Quincy, Purchasing Department did advertise for sealed bids for forty-five (45) items; and

WHEREAS, the following sealed bids were received:

Area Distributors, Inc. Quincy, Illinois	\$19,599.24 (For all items)	30 % off Catalog Pricing
All American Poly Piscataway, NJ	\$ 1,198.82 (For 4 items only)	10% off Catalog Pricing
Central Poly Bag Corp	\$ 1501.00 (For 4 items only)	0% off Catalog Pricing

WHEREAS, the bids have been reviewed and the bid from Area Distributors Inc., for all specified categories, is complete and has been found to be acceptable; and

WHEREAS, Area Distributors Inc. has agreed to guaranteed pricing for a one-year contract;

WHEREAS, the Purchasing Agent recommends that the bid from Area Distributors Inc. of Quincy, Illinois be accepted for a one-year contract.

NOW, THEREFORE, BE IT RESOLVED by City Council that the bid for a one-year contract to supply the City's janitorial supplies for all categories thereof submitted by Area Distributors Inc. of Quincy, Illinois be accepted.

Mary-Ann Ervin
Purchasing Agent
April 5, 2021

Quincy Tree Commission

THURSDAY, APRIL 1, 2021

1:00 PM

QUINCY CITY HALL

730 MAINE STREET



This meeting is open for in-person attendance (with limited capacity) or remotely through ZOOM. Anyone seeking to attend the meeting in-person or remotely must contact the Department of Planning & Development by 12:00 p.m. the day of the meeting by phone (217-228-4515) or by email (p&d@quincivil.gov). Priority will be given to those who have business before the commission. All in-person meeting attendees are requested to wear a mask when entering City Hall and while attending the meeting. Written comments can be submitted to the email address above or to “Dept. of Planning & Development – 706 Maine Street (3rd Floor) – Quincy, Ill. 62301”

AGENDA

1. Call the Meeting to Order
2. Appointment of Chair/Vice Chair for 2021
3. Approval of Minutes from Oct. 1, 2020
4. Monthly Forestry Report
5. Old Business
 - Application for Tree City USA (Update)
 - Membership for Tree Commission (Update)
 - Community Beautification Award (Update)
 - Tree Removal at Former Schools (Update)
6. New Business
 - EAB Treatment for City Trees
 - City Tree Sale
 - Arbor Day Tree Planting
7. Items from the Floor
8. Public Comment (limited to three (3) minutes)
9. Adjournment

The next meeting will be held: Thursday, July 1, 2021 at 1 p.m. in the Quincy City Council Chambers

Quincy Plan Commission – Special Meeting

Wednesday, April 7, 2021

7:00 p.m.

Quincy City Council Chambers

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



NOTE

This meeting is open for in-person attendance (with limited capacity) or remote access. Anyone seeking to attend the meeting in-person or remotely must contact the Department of Planning & Development by 12:00 pm the day of the meeting by phone (217-228-4515) or by email (p&d@quincyl.gov). Priority will be given to those who have business before the commission. All in-person meeting attendees are requested to wear a mask when entering City Hall and while attending the meeting. Written comments can be submitted to the email address above or to “Dept. of Planning & Development – 706 Maine Street (3rd Floor) – Quincy, IL 62301”

AGENDA

1. Call the Meeting to Order
2. Public Hearing requested by the city of Quincy for consideration of an amendment to the city of Quincy’s Comprehensive Plan to include the Quincy Riverfront Master Plan.
3. Public Comment (limited to three [3] minutes)
4. Adjournment



CITY OF QUINCY

Department of Utilities & Engineering

A G E N D A

Utilities Committee Meeting

Thursday, April 1, 2021 - 4:00 p.m.

Conference Room #235

1. Approval of Minutes
2. Public Comment (3 minute limit)
3. New Business
 - Waste Water Treatment Plant Report
 - Approval of Bills in Excess of Normal Spending Limitations
 - Monthly Financial Report
 - Water Treatment Chemicals Bid Results
 - Sludge Land Application Proposal Results
 - Effluent Ammonia Violation Notice
 - Late Additions
4. Adjourn



Utilities Committee
Meeting Minutes
March 4, 2021

The monthly meeting of the Utilities Committee was held at 4:00 p.m. on Thursday, March 4, 2021, in Quincy City Hall. Members physically present were Alderman Dave Bauer, Alderman John Mast, Alderwoman Tonia McKiernan and Jacob Venvertloh. Dan Cook attended the meeting via phone. Director of Utilities & Engineering Jeffrey Conte, Assistant Corporation Counsel Bruce Alford, Director of Administrative Services Jeff Mays and Theresa Alford were also present. The meeting was called to order at 4:00 p.m.

Approval of Minutes

Alderman Mast, seconded by Alderwoman McKiernan, moved that the minutes from the February 4, 2021, meeting be approved as distributed.

Public Comment

No one was present for comment.

Old Business

Sludge Land Application Notice Violation

The City received notice that the IEPA accepted the voluntary Compliance Commitment Agreement that was submitted by the City. As long as the City remains in compliance with the agreement, no fines will be assessed and legal action will not be sought. Compliance will require significant oversight by the City. The City lacks the manpower necessary to provide the oversight and will seek outside proposals to for this service.

New Business

Waste Water Treatment Plant Report

The Waste Water Treatment Plant monthly report was distributed electronically prior to the meeting. The plant continues to experience issues with ammonia levels and continues to work to find a resolve.

Monthly Financial Reports

Conte presented and discussed the monthly financials. Revenues are still down as compared to last year due to lower commercial sales. Expenses continue to run below budget.

Manhole Replacement Project

In May of 2020, the City awarded the Sewer Manhole Replacement Project in the amount of \$133,658.00 to Million Construction. Excavation over and beyond the original plans resulted in a 12% increase over the contract amount.

Action: Send to City Council with Committee recommendation.

Motion: Mast

Second: McKiernan

Motion Carried

Hach Field Service Agreement

The City received a proposal in the amount of \$16,951 from Hach for the annual on-site maintenance and calibration of instruments and analytical monitoring equipment at the Water Treatment Plant.

Action: Committee recommends that the proposal be sent to City Council for approval.

Motion: Mast

Second: McKiernan

Motion Carried

Remote Mower

The City opened bids for the purchase of a remote-controlled slope mower with a 52" deck for maintenance of the Reservoir site. Two bids were received with the low bid of \$57,200 from Key Equipment. The bid includes the furnishing of a trailer. Key Equipment demonstrated this unit at the Reservoir in July of 2020.

Action: Committee recommends that the low bid from Key Equipment be sent to City Council for approval.

Motion: Mast

Second: McKiernan

Motion Carried

Late Additions

Lead & Copper Rule Revisions

Conte informed the Committee that revisions of rules for lead and copper water services has been published in the Code of Federal Regulations. The new rules will dramatically impact watermain repairs and lead service line replacements.

Water Loses

Water Distribution crews have been aggressively looking for and repairing water leaks. A large leak was identified on Illinois 57 between Jackson and Jefferson Streets. Rees Construction has been hired to make the repair.

Adjournment

With no other items to discuss, the meeting was adjourned on a motion by Alderman Mast, seconded by McKiernan.

Respectfully submitted,

Jeffrey Conte, P.E.
Director of Utilities & Engineering
March 5, 2021



CITY OF QUINCY
HUMAN RIGHTS COMMISSION

730 Maine Street | Quincy, IL 62301

Agenda

Human Rights Commission

April 1, 2021 | 6:30 p.m.

Oakley-Lindsey Center | 300 Civic Center Plaza

Call to Order

Roll Call

Approval of Minutes – Approval of the March 4, 2021 meeting minutes

Public Comment (3 minutes only)

Committee Reports

Standing Committees

- Education Committee - Dennis Williams
- Public Relations - Chris Taylor
- Community Action - Tiria Humphrey

Temporary Committees

- City Code Revision Committee - Macy Ferguson-Smith
- By-laws Committee - Kate Daniels
- Strategic Planning - Angie Metz

Old Business

- Police Crime Report - Office Rescinito
- HRC email for complaints - Alderwoman Awerkamp
- Commissioner Terms - Commissioner Daniels & Commissioner Weathers
- Annual Report

New Business

- New Committee - Housing Committee
- Late additions

Commissioner's Comments

Adjournment

The Human Rights Commission works to provide leadership and advocacy to secure, protect, and promote human rights for all people. The Commission values the dignity of all human beings regardless of race, color, sex, age, religion, national origin, ancestry, sexual orientation, gender identification, marital status, parental status, mental or physical disability, source of income, military status, military discharge status or any other protected status.

Minutes

Human Rights Commission
March 4, 2021 | 6:30 p.m. | City Hall

Call to Order at 6:32 p.m.

Roll Call

In attendance: Chair Macy Ferguson-Smith, Vice Chair Lisa Machold, Alderperson Katie Averkamp, Angela Caldwell, Secretary Kate Daniels, Tiria Humphrey, Mary Lou JJ Magliocco, McLaughlin, Mark Philpot, Officer Kelby Rescinito, Chris Taylor, Christine Tracy, Cecil Weathers, Dennis Williams.

Excused: Angie Metz.

Guests: 6 guests attended.

Approval of Minutes - Motion to Approve the Retreat Minutes, February 27 meeting minutes by Commissioner Magliocco, second by Commissioner Averkamp.

Public Comment: None

Committee Reports

Standing Committees

Education Commissioner Dennis Williams We met with Superintendent Webb for 45 minutes. Asked lots of Qs, help t be advocates for those facing poverty. Student Support Family Liaisons and find challenges they are facing. Parents struggling to keep up with schools, parents that they not reaching. Excited about possibilities. Pocket talking to parents about needs and school be there to help. Webb recognizing that there is need. Good story for QPS Student ran from home, but did go to school on Monday. Shows school is a safe place for him. Make information more accessible, and make language understandable, make it less intimidating. Webb admitted that parent initial contact is not always good and an area to be worked on.

Public Relations - Commissioner Taylor Scheduling our 1st in person meeting, and talked to holtschlag 7th Ward alderman to participate in Town Hall meeting.

Community Relations Commissioner Humphrey We are looking at ways to formalize questions that we are going to ask in survey. Touched base with Cecil about past community relationships. Our goal is still May to get topics together to develop survey.

Temporary Committees

- City Code Revision Proposed Changes to the Municipal City Code (Section 40.155-40.159) Revised Code. Commissioner Daniels would like to meet with Taylor to understand the changes and to verify that we are maintaining power that we have in the ordinance.
- By-laws Committee Commissioner Daniels committee is on hold until the new ordinance is decided.
- Strategic Planning Commissioners Metz is not here. Commissioner Taylor retreat was a good opportunity to meet, get to know each other, and move forward. Commissioner Machold thanks to group for attending participating and to Unitarian Church for use of the building. Commissioner McLaughlin it was great opportunity to focus goals and get clarity re: actions.

Old Business

- Police Crime Report No forward movement on the Police Crime Report. Officer Rescinito agreed to talk to Chief Copley about the Police Crime Report.

New Business

- HRC email for complaints - Alderwoman Awerkamp. Will follow up with Jeffrey Conti re: an email.
- Commissioner Terms Commissioner Daniels advised that the terms are not clear and it would take significant amount of time to go back to beginning of commission to figure out terms. We need to have 5 commission terms ending each year.
- Annual Report specifics of what is supposed to be in the report? Commissioner Awerkamp will review past reports to see what the reports are supposed to contain.
- Late additions
 - Body Camera and how footage was used. Commissioner Taylor email Police Chief Copley about body camera. (see attached) Off. Rescinito advised: If you save footage, it is saved forever. If not, it is deleted after a year. Direct supervisor will randomly review in car video from the cloud, not body camera. Commissioner Tracy advised that there's lots of information. She has developed a relationship with the Police Department to discuss issue with QU Students in her role at QU. She reached out and built those relationships. Issue: Williams says there's a lack of trust with the community, a mom can't call the police and have the same kind of treatment. Officer is stays in the car, not good. There is no community policing.
 - Chair Ferguson-smith referred issue to Education Committee: suggestion that the Education Committee get with superintendent Webb or SSFL

person to help QPS and develop a similar relationship with Police.
Commissioner Weather

Commissioner's Comments

Commissioner Machold excited to move forward

Commissioner Taylor the passion in this room is great.

Commissioner McLaughlin sign of disrespect that we have been bumped from the council room

Commissioner Weathers no comment

Commissioner Humphrey pleased with pace we have picked up since retreat and we are beginning to move forward, Thanks for officer Rescinito attendance.

Commissioner Caldwell no comment

Commissioner Williams Welcome to commissioner Philpot

Commissioner Magliocco We are doing important work, thanks for guests attending and their interest in HRC

Commissioner Awerkamp apologize for missing retreat,

Commissioner Tracy no comment

Commissioner Officer Resinito Thanks for having me on the commission

Commissioner Daniels reminder to do the Open Meeting Act, Commissioner Caldwell advised there is an issue with the link.

Commissioner Philpot- thanks for inviting me. Commissioner Philpot has attended HRC meetings for some time. From his observations of the HRC, he sees the importance of:

- 1) the Annual Reports should be done in a timely manner;
- 2) reviewed old reports, those reports had city hires data, etc;
- 3) HRC needs to show our work so we can foster relationship and show our value to the community;
- 4) show up at other Commission meetings, if there is an issue with housing or police/fire issue, we should show up to their meetings;
- 5) when we make contacts as commissioner, when we do work on behalf of the commission, we should share information with the Commission about contacts that we have made, and work we have done, keeping confidential from the public the names and other personal information, but there has to be a record;
- 6) Commissioner Philpot advised that he talked to Jerry Weingartner of United Way about homelessness in Quincy; & to Richard Elsenpeter from Tri-State Veterans & Chuck Johnson about the issue of veteran's suicides.

Adjournment Motion to Adjourn by Commissioner Philpot; second by Commissioner Daniels.

Adjourned at 7:28 p.m.