

# Council Meeting for January 31, 2022



**CITY COUNCIL AGENDA**

**January 31, 2022**

**Final Agenda**

**7:00 P.M.**

**Note: All items presented are subject to final action.**

**PUBLIC FORUM**

**PETITIONS**

By Quincy Symphony Orchestra Association requesting to hold a raffle and have the bond requirement waived from now until 4/10/2022. The City Clerk recommends approval of the permit.

By John Wood Community College Foundation requesting to hold a raffle and have the bond requirement waived from now until 02/01/2022 thru 1/31/2023. The City Clerk recommends approval of the permit.

By St. Francis Solanus Church requesting to hold a raffle and have the bond requirement waived from 5/1/2022 thru 6/11/2022. The City Clerk recommends approval of the permit.

**REPORT OF PLAN COMMISSION**

**Ward  
4**

Recommending approval of the Special Permit for Planned Development to allow for multiple uses at 2435 Maine Street, with conditions.

**RESOLUTIONS**

**Ward  
7**

City Of Quincy Council Resolution For Sale Of Non-Essential Property Located At 1122 Monroe Street.

**Ward  
7**

City Of Quincy Council Resolution For Sale Of Non-Essential Property Located At 633 State Street.

Resolution approving participation in the nationwide opioid settlement agreement.

**ORDINANCES**

**Second presentation of an Ordinance entitled:**

An Ordinance Amending Title XI (Business Regulations) Of The Municipal Code Of The City Of Quincy Of 2015 (Repealing massage therapist ordinance).

**First presentation of an Ordinance entitled:**

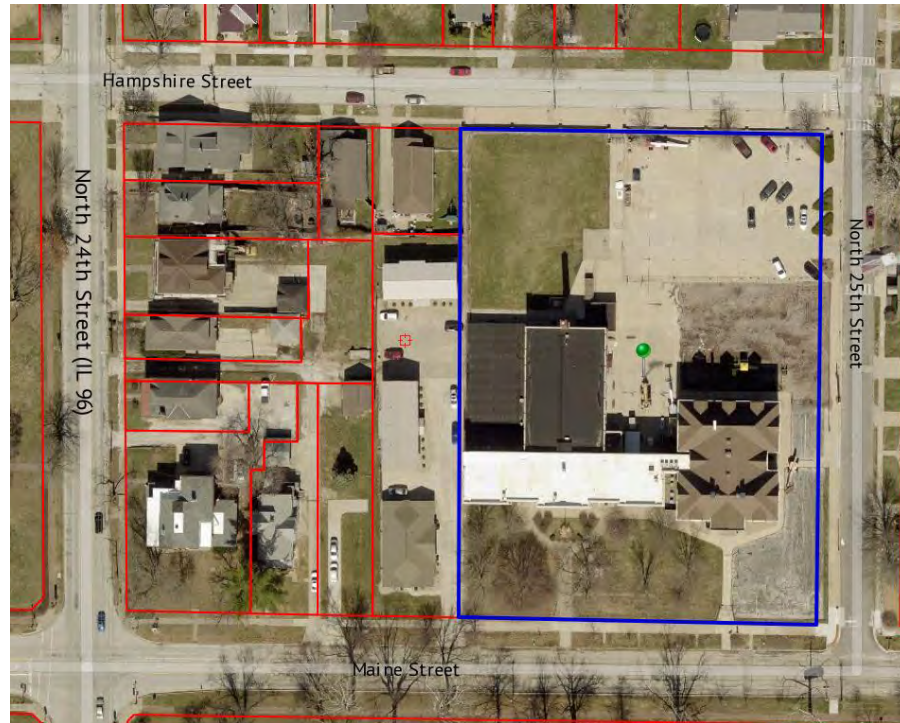
An Ordinance Amending Chapter 40 (Boards And Commissions) Of The Municipal Code Of The City Of Quincy (Human Rights Commission).

**REPORT OF FINANCE**

**Executive/Closed Session pursuant to the Open Meetings Act  
5 ILCS 120/2 (c) (2) Collective Bargaining Negotiations**

## **REVIEW – SPECIAL PERMIT FOR PLANNED DEVELOPMENT**

Applicant/Owner or Prospective Owner	Rupp Enterprises (Bryce Rupp)
Address(es)	2435 Maine Street
Parcel Size(s)	Approximately 2.6 acres (111,000 square feet)
Ward	4
Current Zoning	R3 (Multi-Family Residential)
Request	Obtain a special permit for planned development to allow for multiple commercial uses at 2435 Maine Street



### **LOCATION/BACKGROUND:**

The petitioner seeks a Special Permit for Planned Development (SP for PD) for property at 2435 Maine Street (former Madison School) to allow for multiple commercial uses, which will be described in this staff review. The subject lot, which is located in Ward 4, is owned by the petitioner.

In December 2019, the petitioner applied for a zoning change for the subject property from R1C (single family residential) to R3 (multi-family residential) to allow for the construction of living units within the former school. Staff supported the rezoning as the western half of the block (as shown above) is zoned R3 as well. The Plan Commission recommended approval of the zoning change, which garnered City Council approval in Jan. 2020.

In October 2021, the city received a petition from two private individuals wanting to open a dance studio and a language school at the subject lot. The two proposed uses are not allowed in an R3 zoning district, so they required an SP for PD. Staff, at the time, supported the request for several reasons:

- The proposed uses are in line with the previous use of the lot as a school
- The anticipated increase in noise would not affect any residents because no one lives there.
- The potential residents would choose to live there knowing there are businesses present
- The parking is adequate at this time for two lower-intensity businesses
- There is space to expand parking as necessary.

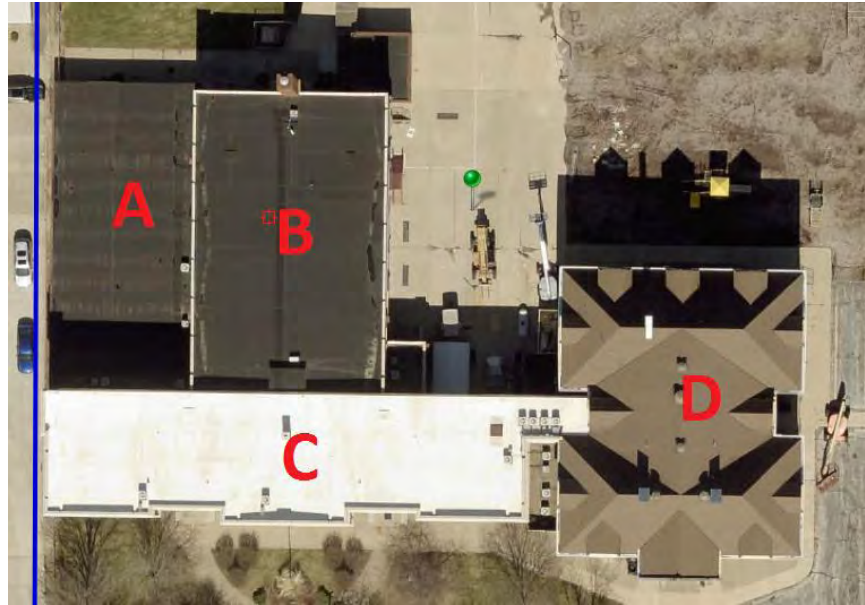
The Plan Commission recommended approval, which garnered City Council approval several weeks later.

Staff learned during the review of that application that the petitioner was using the gymnasium for commercial purposes (athletic training and youth sports practices). Staff informed the petitioner that a special permit for planned development would be needed for the commercial use in the gymnasium. After speaking with staff, the



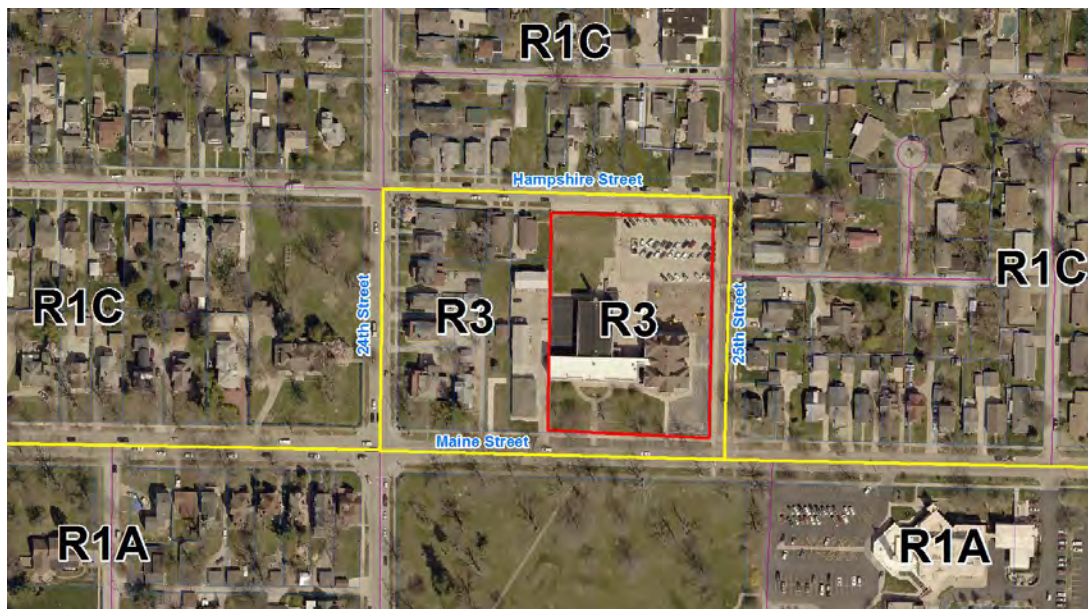
petitioner chose to submit a petition for a SP for PD for the entire facility that included multiple potential uses, to avoid the need to come back before the Plan Commission/City Council for individual uses in the future.

- GYM (B below-1<sup>st</sup> Floor) - Youth Sports Practices, Adult Recreational Sports Leagues, Personal/Group Training (Fitness/Athletics/Agility)
- CLASSROOMS (B below-2<sup>nd</sup> Floor) - Dance Studio, Offices, Music/Recording Studio, and Limited Educational Opportunities
- KITCHEN (A below) – Preparation of Baked Goods & Seasoning Mix (no sales/no indoor seating)



For reference, the petitioner says there are no plans yet for building C while Building D will be used for the proposed residential units. The petitioner says the goal is to construct 25 residential units, with four potentially being completed in 2022.

The entire block bounded by Hampshire, Maine, North 24<sup>th</sup> and North 25<sup>th</sup> Streets is zoned R3 (multi-family residential) and is surrounded by Single Family Residentially Zoning Districts (R1A & R1C). There is a park to the south of the subject lot and a church/school is to the southeast. A beauty salon is located at 130 N. 25<sup>th</sup> Street (it has a non-conforming use permit from 1981) and the rest of the properties near the subject lot are single-family, two-family or multi-family units.



The subject lot has a parking lot in the Northeast corner. Staff estimates it has approximately 40 stalls. There is space to the west of the existing parking lot to construct another parking lot.

### **CURRENT PLANNING:**

The 2013 Neighborhood Land Use Plan categorizes the subject lot as public use as it was a school.

### **STAFF COMMENTS:**

Staff has not received any phone calls or emails related to this request as of 01/15/2021.

As the property was rezoned to R3 just two years ago, staff would prefer to see the property used for multi-family residential purposes. The petitioner has indicated to staff, though, that the completion of 25 residential units as planned will not be completed for years so the petition for multiple additional uses is necessary to help generate income for the facility. Of the potential uses:

Staff supports the use of the kitchen for the preparation of baked goods and seasoning mix. The petitioner has indicated that these are two family-owned businesses, thus the decision to locate them at the subject lot. Staff believes these are two low-intensity uses with limited people involved on a daily basis.

Staff does not support retail sales of the baked goods or seasoning mix at the subject lot, nor does it support the addition of any indoor seating for customers.

Staff supports the use of several former classrooms (above the gymnasium) for uses such as a dance studio, a music/recording studio, or limited educational opportunities, which could include a tutoring service or a college prep class. The City Council has previously approved a special permit for planned development for a dance studio and a language school. Staff sees the proposed uses as lower-intensity uses of a similar nature.

Staff does not support the proposed use of the several former classrooms (above the gymnasium) for professional office space. Professional office space is allowed in a commercially-zoned district and would not be appropriate in a residentially-zoned location given the higher-intensity use and increased traffic/parking/etc.

Staff supports the use of the gymnasium for youth sports practices, adult recreational sports leagues, and personal/group training (fitness/athletics/agility). Staff does not believe the adult recreational sports leagues (for example basketball or volleyball) or the personal/group training would generate a large enough attendance to affect parking or traffic in the area. Staff is concerned about the potential for crowds to attend the youth sports practices as if a large number of parents are in attendance, it could result in a loss of on-street parking for neighbors in the area.

That concern would increase if actual games/competitions were allowed, which is why staff would not support the use of the gymnasium for youth sports games/competitions.

With a multitude of different uses proposed for the property, off-street parking is a concern.

Below are the various parking requirements identified by staff that could result from this project:

- Multi-Family Residential – 2 off-street parking stalls per unit
  - o 25 units = 50 parking stalls
- Professional Office Space – 1 parking stall per 200 square feet of floor space
- Vocational School – 1 parking stall per teacher and 1 space per ten students
- Dance School & Fitness-Related – 1 parking stall for 300 square feet of floor space
  - o Gymnasium approximately 4,500-5,000 square feet = 15-17 parking stalls

As previously mentioned, the existing parking lot has approximately 40 stalls, which staff estimates to be adequate for the proposed non-residential uses in this Special Permit for Planned Development.

The existing parking lot would not be adequate as the residential units are constructed. Staff would establish as a condition of this Special Permit for Planned Development that the construction of a second parking lot (with a

minimum of 30 stalls) must begin following the issuance of ten (10) Certificates of Occupancy for the Housing Units and that no further Certificates of Occupancy would be issued until the parking lot has been constructed. The parking lot would have to receive a site plan review by city staff and be hard surface as required in city code.

Staff does not anticipate the additional uses resulting in increased traffic compared to the previous use as a school.

### **STAFF ANALYSIS OF REQUIREMENTS FOR SPECIAL PERMIT FOR PLANNED DEVELOPMENT**

Chapter 162.151 of the city code establishes specific objectives of the Planned Developments with the Zoning Chapter, which is used to analyze a special permit for planned development.

#### **Staff sees the request for multiple non-residential uses at 2435 Maine Street as meeting the following Specific Objectives of 162.151:**

(A) To permit a maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this chapter or other applicable ordinances of the city;

(J) To provide a means for the development of existing properties which cannot otherwise be economically or reasonably developed based on district zoning regulations;

#### **STAFF RECOMMENDATION:**

Staff supports the recommendation of approval for a Special Permit for Planned Development for the property at 2435 Maine Street with the following conditions:

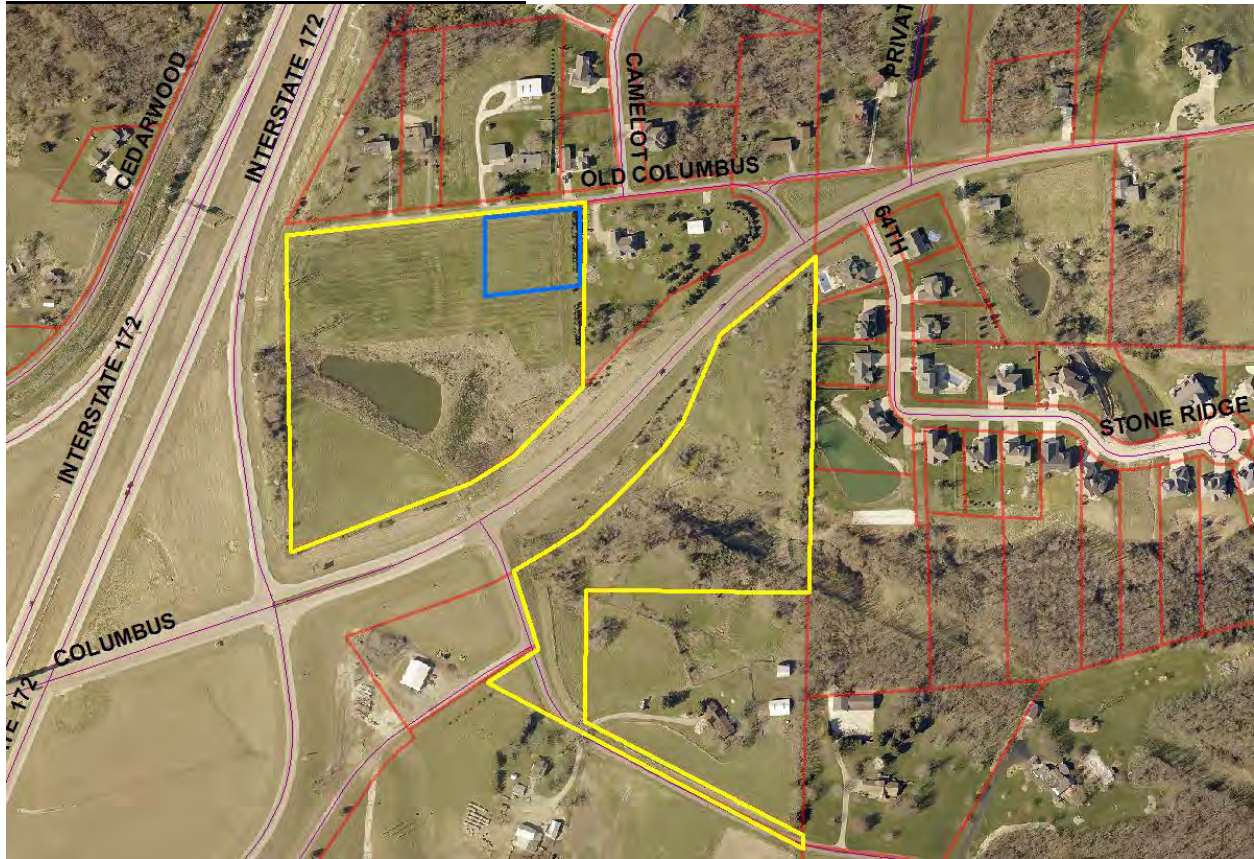
- The following uses are allowed:
  - o Gymnasium
    - Youth Sports Practices
    - Adult Recreational Sports Leagues
    - Personal/Group Training (Fitness/Athletics/Agility)
  - o Kitchen
    - Preparation of Baked Goods
    - Preparation of Seasoning Mix
  - o Classrooms
    - Dance Studio
    - Music/Recording Studio
    - Limited Educational Opportunities
- The following uses are not allowed:
  - o Retail sales
  - o Professional Office Space
  - o Indoor Customer Seating within the Kitchen
  - o Youth Sports Games/Competitions
- The petitioner must notify the Department of Planning and Development of any future tenants to confirm future uses are in compliance with this Special Permit for Planned Development
- The petitioner shall construct a second parking lot (with a minimum of 30 parking stalls) following the issuance of a total of ten Certificates of Occupancy for the proposed residential units.
  - o The parking lot must receive a site plan review by City Staff and must be hard-surface as required by city code.
  - o No future Certificates of Occupancy for residential units shall be issued until the parking lot has been completed and reviewed for site plan compliance by city staff.



**SUBDIVISION REVIEW  
(SMALL TRACTS)**

<b>Applicant/Owner</b>	Mark Cassens on behalf of Dustin & Amber Becks and James & Teresa Spencer
<b>Subdivision Name</b>	
<b>Address</b>	Adjacent to 6214 Old Columbus Road
<b>Zoning</b>	RU1
<b>Ward</b>	3
<b>Parcel</b>	Proposed Lot – 1.0 acres (per preliminary plat) Remaining Parent Lot – 19.11 acres (per GIS)
<b>Request</b>	Create two lots from one lot
<b>Lot Size Requirements</b>	150' lot width, 1 acre lot size

**LOCATION AND CURRENT ZONING:**



The subject lot (PIN 19-0-0447-000-00), which is outlined in yellow above, is divided by Columbus Road. The portion of the subject lot that is northwest of Columbus Road is approximately 11.5 acres while the portion of the subject lot that is southeast of Columbus Road is approximately 8.65 acres.

The subject lot is located outside of the city limits of Quincy, but is located within the 1 ½ mile zoning jurisdiction and is zoned RU1 (Agricultural).

The lot resulting from the subdivision is outlined in blue above. The preliminary plat provided by the petitioner shows it to be approximately 1.0 acres and to have a street frontage of approximately 209'. City code requires a minimum lot size in an RU1 zoning district of 1.0 acres and 150' of street frontage.

The lot is surrounded by single family residences to the north and east and undeveloped/agricultural land to the south and west. The petitioner seeks to construct a single-family residence on the resulting 1.0 acre lot.

The Neighborhood Land Use Plan of 2013 identifies the proposed lot as undeveloped/agricultural.

Staff provided a copy of the subdivision to the City's Dept. of Engineering for review. The Department of Engineering said the proposed subdivision is acceptable, but noted an issue regarding the accuracy of the legal description, which will need to be addressed by the petitioner.

Staff provided the initial review of this subdivision petition to the commission on 01/18/2022.

Commissioner Tony Dede (Adams County Health Department representative) inquired, soon after, as to whether the lot had access to city sewer. Staff confirmed the property did not have access to city sewer and shared that information with Dede. Dede said an onsite sewage disposal plan for the new lot had not been submitted to his office, so he recommended the plan commission delay action on the subdivision until such a plan had been submitted and approved for his office.

Staff was also contacted by Adams County Engineer Jim Frankenhoff regarding the legal description and location of the proposed subdivision and that construction has already taken place on-site.

After speaking with Dede & Frankenhoff, staff contacted the attorney representing the petitioners. Mark Cassens said he was aware of the need for the onsite sewage disposal plan and that the petitioners planned to contact the health department. Cassens said he would look into the other issues regarding the subdivision and respond to staff as soon as possible.

**STAFF RECOMMENDATION:**

Staff does not believe, at this time, that there is enough information available for commissioners to be able to make an informed decision regarding the proposed 1.0 acre subdivision of property near 6214 Old Columbus Road. As such, staff would recommend the petition be tabled until such time as there is enough information available for the commission to make an informed decision.

If additional information is provided to staff between the issuance of this review and the Plan Commission meeting on 01/25/2022, staff will share it with the commission.





## Quincy Plan Commission

Tuesday, January 25, 2022

7:00 p.m.

Quincy City Council Chambers  
Quincy City Hall (1<sup>st</sup> Floor) – 730 Maine Street

### AGENDA

- Call the Meeting to Order
- Approval of the minutes of the regular meeting of the Quincy Plan Commission on Wednesday, December 29, 2021
- Public Comment on Issue(s) Not Listed on the Agenda (limited to three minutes)
- Public Hearing requested by Rupp Enterprises regarding a Special Permit for Planned Development to allow for multiple uses as 2435 Maine Street, presently zoned R3 (Ward 4) **(APPROVED AS PROPOSED)**
- Public Hearing requested by Mark Cassens on behalf of Dustin & Amber Becks and James & Teresa Spencer regarding a subdivision (dividing one lot into two) of property located near 6214 Old Columbus Road under the small tracts provision of the subdivision ordinance, presently zoned RU1 (Ward 3) **(TABLED)**
- Additional Business for the Commission
  - Next meeting (if necessary) will be Wednesday, February 23.
- Adjournment

## PLAN COMMISSION MEETING MINUTES

7:00 p.m., Tuesday, January 25, 2022  
City Council Chambers, 730 Maine Street, Quincy, Illinois

### **ATTENDANCE**

#### Commissioners

Present: Ald. Katie Awerkamp, Dave Bellis, Chair Julie Brink, Jim Citro, Elaine Davis, Tony Dede, J. David Gilbert, Amy Looten, Jeff Mays, Rick Smith

Absent: Greg Davis, George Meyer

Vacant: 1 position

Staff Present: Bruce Alford, Chuck Bevelheimer, Jeffrey Conte, Gina Nottingham, Jason Parrott

Audience Present: Drew Zimmerman, Bryce Rupp, Mark Cassens and several unidentified

**CALL TO ORDER:** Chairperson Brink called the meeting to order at 7:00 pm

**APPROVAL OF MINUTES:** Motion by Smith, seconded by Gilbert to approve the minutes of the December 29, 2021 regular meeting as presented. Motion carried, all in favor.

**PUBLIC COMMENT ON NON-AGENDA ITEMS:** None

### **Public Hearing requested by Rupp Enterprises regarding a Special Permit for Planned Development to allow for multiple uses at 2435 Maine Street, presently zoned R3 (Ward 4)**

*Staff Review:* Staff noted that in December 2019, the petitioner requested a rezoning of the property from Single Family Residential to Multi-Family Residential to allow for the construction of multiple living units. The request was recommended by the Plan Commission and approved by the City Council. In October 2021, the city received a request to allow a language school and a dance studio to locate at 2435 Maine. The request for a Special Permit for Planned Development for both uses was recommended by the Plan Commission and approved by the City Council. At that time, staff learned the petitioner was renting the gymnasium for commercial purposes. Staff said a SP for PD would be needed to continue that. The petitioner, after speaking with staff, decided to present a petition with multiple potential uses for the property, beyond residential.

Staff said it preferred the property be used for multi-family residential only based on the rezoning several years prior. But based on the request, staff considered the different uses proposed. Below is staff's recommendation for the proposed Special Permit for Planned Development.

- The following uses are allowed:
  - o Gymnasium
    - Youth Sports Practices
    - Adult Recreational Sports Leagues
    - Personal/Group Training (Fitness/Athletics/Agility)
  - o Kitchen
    - Preparation of Baked Goods
    - Preparation of Seasoning Mix
  - o Classrooms
    - Dance Studio
    - Music/Recording Studio
    - Limited Educational Opportunities
- The following uses are not allowed:
  - o Retail sales
  - o Professional Office Space
  - o Indoor Customer Seating within the Kitchen
  - o Youth Sports Games/Competitions

- The petitioner must notify the Department of Planning and Development of any future tenants to confirm future uses are in compliance with this Special Permit for Planned Development
- The petitioner shall construct a second parking lot (with a minimum of 30 parking stalls) following the issuance of a total of ten Certificates of Occupancy for the proposed residential units.
  - o The parking lot must receive a site plan review by City Staff and must be hard-surface as required by city code.
  - o No future Certificates of Occupancy for residential units shall be issued until the parking lot has been completed and reviewed for site plan compliance by city staff.

*Questions for Staff:* None

*Petitioner:* Bryce Rupp (Rupp Enterprises) spoke on behalf of the petition. He said the reason to do this was to improve the interior/exterior of the building and to allow for the gym to be rented for use. Rupp said the potential additional revenue would help with the remodeling of the residential units.

*Questions for Petitioner:* Brink asked Rupp if he agreed with the conditions established by staff. Rupp said he agreed with the conditions established by staff, other than the recommendation on office space. Rupp said he would prefer to be able to allow professional office space at 2435 Maine.

*Audience Comments:* None

*Commission Discussion:*

Question for Staff – Petitioner is seeking office space. Is parking the concern regarding that.

Answer from Staff – Staff reviewed the office space based on the added intensity of use and parking. Staff said uses such as the dance studio and language school would likely be for limited amounts of time each day whereas the professional offices could have a more intense use with longer hours and more customers/clients. Staff said that, in turn, would also affect parking and potentially lead to people visiting the subject property parking in on-street parking, which could prompt criticism from the neighbors.

Question for Staff – Any future tenants such as a professional office would have to come before the commission for a SP for PD?

Answer from Staff – Yes, such a request can be made and it would have to come to the commission on an individual basis.

Question for Staff – Use of gymnasium for competition and not recommending that?

Answer from Staff – Staff said it was due to the volume of attendance. Staff said with the limited parking available, if there are two teams of 8 year olds playing with 8 on a team and all the parents showing up, that could fill the parking lot quickly and result in people parking on the street.

Question for Staff – It was a school that had teams... they are not asking for it... just surprised by it.

Answer from Staff – The parking was the primary focus for this recommendation.

Question for Staff – So we are not saying no professional offices, we are saying that if you want a professional office space, you must provide us the details through a separate application.

Answer from Staff – Correct

Mays said everyone was thrilled when you bought the building and thought this would be a great residential development. He said then we allow the dance studio and the language school to help bridge you to the residential use and now we see another bridge. Mays said he is going to support this with the conditions recommended by staff, but he would like to see this facility as a residential use. I will support this as a bridge to get you to the original residential vision.

Question for Staff – The additional parking requested. Is there enough space in the little field to the west to add an additional 30 stalls?

Answer from Staff – Staff believes the amount of space available could yield the 30 stalls, likely encompassing the entire northern stretch of the lot. Staff said the additional stalls are needed because the residential units will require two parking stalls per unit.

Brink asked Rupp about the parking. Rupp said they are also considering adding parking to the mulch area where the playground equipment was located.

Question for Petitioner – How many parking stalls could you get in that playground area

Answer from Petition – We have not explored the numbers in that location yet.

Question for Petitioner – Do you plan to build a parking lot in front of the building as was done with Adams School?

Answer from Petitioner – No, if anything, we would tear out the asphalt in front of the school and plant grass. When more revenue is coming in, we would also look to construct a brick retaining wall to beautify it. Staff has also said we could not have parking in front of the school.

Question for Staff – Is this in a historic district?

Answer from Staff – No, the historic district ends on 24<sup>th</sup> Street

With no further discussion, Mays made a motion, seconded by Awerkamp, to concur with the recommendation of staff and recommended approval of the Special Permit for Planned Development for multiple uses at 2435 Maine Street, as requested, with the following conditions:

- The following uses are allowed:
  - o Gymnasium
    - Youth Sports Practices
    - Adult Recreational Sports Leagues
    - Personal/Group Training (Fitness/Athletics/Agility)
  - o Kitchen
    - Preparation of Baked Goods
    - Preparation of Seasoning Mix
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- The following uses are not allowed:
  - o Retail sales
  - o Professional Office Space
  - o Indoor Customer Seating within the Kitchen
  - o Youth Sports Games/Competitions
- The petitioner must notify the Department of Planning and Development of any future tenants to confirm future uses are in compliance with this Special Permit for Planned Development
- The petitioner shall construct a second parking lot (with a minimum of 30 parking stalls) following the issuance of a total of ten Certificates of Occupancy for the proposed residential units.
  - o The parking lot must receive a site plan review by City Staff and must be hard-surface as required by city code.
  - o No future Certificates of Occupancy for residential units shall be issued until the parking lot has been completed and reviewed for site plan compliance by city staff.

The motion carried with all present voting in favor.

**Public Hearing requested by Mark Cassens on behalf of Dustin & Amber Becks and James & Teresa Spencer regarding a subdivision (dividing one lot into two) of property located near 6214 Old Columbus Road under the small tracts provision of the subdivision ordinance, presently zoned RU1 (Ward 3)**



*Staff Review:* Staff told the commission that members had been presented the staff review, but that staff is recommending the matter be tabled, so there is no need to provide the staff review at this time. Staff said the matter is being tabled to address several issues and that the petitioners are aware of the request and support the decision to table the matter.

Citro made a motion, seconded by Bellis, to concur with the recommendation of staff and table the matter until the next Plan Commission meeting. The motion carried with all present voting in favor.

Bellis thanked Adams County Engineer Jim Frankenhoff for his assistance on this matter.

**ADDITIONAL BUSINESS FOR THE COMMISSION:** Brink reminded the commission that the February meeting of the Quincy Plan Commission will be held on Wed., Feb. 23, 2022 due to City Hall being closed on Mon., Feb. 21, 2022 and the Quincy City Council meeting occurring on Tues., Feb. 22, 2022.

**ADJOURNMENT:** With no further action to come before the commission, Citro made a motion, seconded by Bellis, for adjournment. The meeting adjourned at 7:23 pm.

Submitted: Jason Parrott – Plan Commission Technical Secretary

# 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: January 24, 2022

SUBJECT: Sale of Non Essential Real Estate  
1122 Monroe & 633 State

On December 5<sup>th</sup>, 8<sup>th</sup>, 12<sup>th</sup> and 15<sup>th</sup> the City of Quincy advertised for sale vacant lots owned by the City. The City also posted the property sale on the City's Web page. Of the 16 properties listed for sale the City received 2 requests to purchase which provided a time line for building a dwelling on the properties.

They are as follows:

Simon Holtschlag submitted a purchase proposal for property at 1122 Monroe for \$5,500. Mr. Holtschlag plans to build a single family residence within one year of closing on the property. The city demolished a derelict home at 1122 Monroe at a cost of \$12,800. The city has a \$6,450 lien against the property.

Michael Fitzgerald submitted a purchase proposal for property at 633 State for \$1,000. Mr. Fitzgerald plans to build a single family residence within 18 months of closing on the property. The city has a \$17,000 lien against the property for the demolition of a home. The city has \$428 in nuisance liens against the property.

Attached are resolutions authorizing the sales. The Finance Committee has approved the sales on the condition a home is built in a designated time period on the properties.

Any questions please let me know.

## CERTIFICATE OF PUBLICATION

State of Illinois, County of Adams,ss:

City of Quincy, the Herald-Whig, is the authorized agent of Phillips Media Group, LLC, and does hereby certify that said corporation is the publisher of the Herald-Whig and that they are duly authorized to make this certificate for the corporation that the notice of which the annexed is a true copy, was printed and published in the regular editions of the Herald-Whig, a secular newspaper of general circulation, published in the of Quincy, in said county and state, and published on that said newspaper was regularly published for twelve months prior to the first publication of said notice.

From 12/05/2021 to 12/15/2021 both inclusive.

1st insertion, Vol. \_\_\_\_\_, No. \_\_\_\_\_, 12/05/2021

2nd insertion, Vol. \_\_\_\_\_, No. \_\_\_\_\_, 12/08/2021

3rd insertion, Vol. \_\_\_\_\_, No. \_\_\_\_\_, 12/12/2021

4th insertion, Vol. \_\_\_\_\_, No. \_\_\_\_\_, 12/15/2021

Ad#: 633303

Subscribed to and sworn to before me this 12/03/21



(Publication Fee, \$553.52)

### CITY OF QUINCY SALE OF REAL PROPERTY.

The City of Quincy is inviting the submission of sealed proposals for the purchase and redevelopment of the following parcels of real property:

Property Address	Lot Size / Zoning
826 N 2nd .....	20 x 130 R3
1428 N 2nd .....	IRREGULAR LOT R2
1617 N 2nd .....	30 x 75 D2
630 N 5th .....	36 x 122 C2
924 N 6th .....	40 x 138 R3
920 N 6th .....	30 x 138 R2
904 N 8th .....	30 x 179 R2
311 Cherry .....	27 x 221 R3
024 Cherry .....	49 x 187 R2
616 - 618 College .....	39 x 180 R3
326 Lind .....	29 x 99 R3
328 Lind .....	29 x 108 R3
535 Lind .....	54 x 111 R3
1122 Monroe .....	40 x 188 R2
720 Oak .....	30 x 50 R3
633 State .....	32 x 209 R3
408 Maine .....	109 x 186 D3

Sealed proposals for the purchase and redevelopment of the above-referenced parcels will be accepted until Thursday, December 23, 2021 at 4:00pm in the Purchasing Department; 730 Maine Street, Suite #226, Quincy, IL 62301. A redevelopment plan, if any, must stipulate that all such redevelopment work will be completed within one year from the date of closing. Purchase price offer must be for a sum certain. Proposed purchase price will be considered together with proposed redevelopment plan, if any; thus, highest purchase price may not be sole determinant in City's acceptance of a proposal. The City reserves the right to reject any or all proposals and to waive any technicalities. The City of Quincy is an equal opportunity employer and encourages minority participation in the submission of proposals. All proposals will be subject to City Council approval.

633303 - Dec. 5, 8, 12, 15, 2021

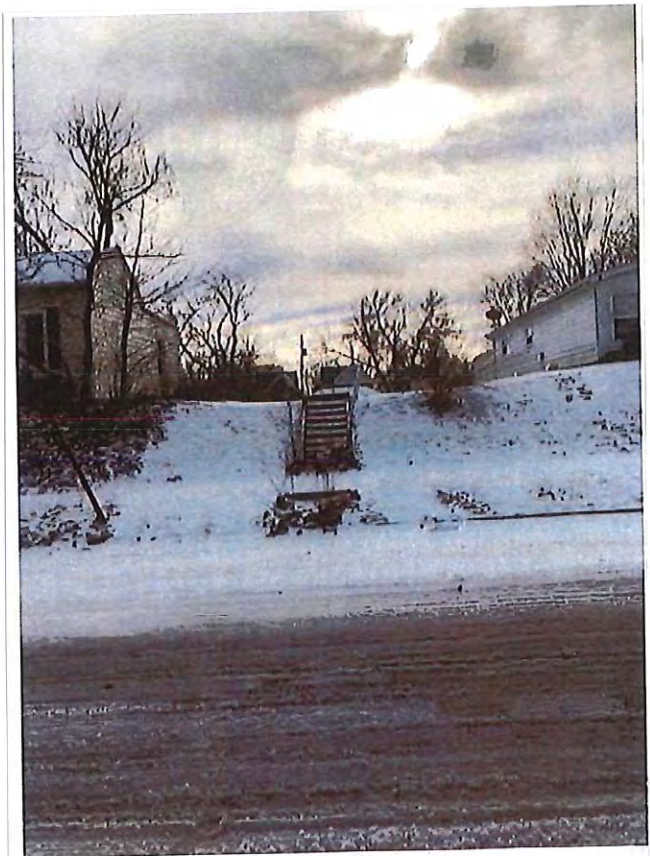








633 State St.



1122 Monroe St.

**CITY OF QUINCY COUNCIL RESOLUTION  
FOR SALE OF NON-ESSENTIAL PROPERTY  
LOCATED AT 1122 MONROE STREET**

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

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

**WHEREAS**, the city of Quincy received a judicial deed to 1122 Monroe Street; and

**WHEREAS**, the Department of Planning and Development advertised the property for sale located at 1122 Monroe Street; and

**WHEREAS**, the City received a purchase proposal for 1122 Monroe Street from Simon Holschlag in the amount \$5,500 for both lots with plans to build a single family home on the lot within a year.

**NOW, THEREFORE BE IT RESOLVED** that the City sells 1122 Monroe Street to Simon Holschlag for \$5,500. The Mayor and City Council authorize the sale of 1122 Monroe Street.

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

PASSED and APPROVED this            day of            , 2022.

SIGNED:

\_\_\_\_\_  
Mike Troup, Mayor

ATTEST:

\_\_\_\_\_  
Laura Oakman, City Clerk

# 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: January 24, 2022

SUBJECT: Sale of Non Essential Real Estate  
1122 Monroe & 633 State

On December 5<sup>th</sup>, 8<sup>th</sup>, 12<sup>th</sup> and 15<sup>th</sup> the City of Quincy advertised for sale vacant lots owned by the City. The City also posted the property sale on the City's Web page. Of the 16 properties listed for sale the City received 2 requests to purchase which provided a time line for building a dwelling on the properties.

They are as follows:

Simon Holtschlag submitted a purchase proposal for property at 1122 Monroe for \$5,500. Mr. Holtschlag plans to build a single family residence within one year of closing on the property. The city demolished a derelict home at 1122 Monroe at a cost of \$12,800. The city has a \$6,450 lien against the property.

Michael Fitzgerald submitted a purchase proposal for property at 633 State for \$1,000. Mr. Fitzgerald plans to build a single family residence within 18 months of closing on the property. The city has a \$17,000 lien against the property for the demolition of a home. The city has \$428 in nuisance liens against the property.

Attached are resolutions authorizing the sales. The Finance Committee has approved the sales on the condition a home is built in a designated time period on the properties.

Any questions please let me know.



## CERTIFICATE OF PUBLICATION

State of Illinois, County of Adams,ss:

City of Quincy, the Herald-Whig, is the authorized agent of Phillips Media Group, LLC, and does hereby certify that said corporation is the publisher of the Herald-Whig and that they are duly authorized to make this certificate for the corporation that the notice of which the annexed is a true copy, was printed and published in the regular editions of the Herald-Whig, a secular newspaper of general circulation, published in the of Quincy, in said county and state, and published on that said newspaper was regularly published for twelve months prior to the first publication of said notice.

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4th insertion, Vol. \_\_\_\_\_, No. \_\_\_\_\_, 12/15/2021

Ad#: 633303

Subscribed to and sworn to before me this 12/03/21



(Publication Fee, \$553.52)

### CITY OF QUINCY SALE OF REAL PROPERTY.

The City of Quincy is inviting the submission of sealed proposals for the purchase and redevelopment of the following parcels of real property:

Property Address	Lot Size / Zoning
826 N 2nd .....	20 x 130 R3
1428 N 2nd .....	IRREGULAR LOT R2
1617 N 2nd .....	30 x 75 D2
630 N 5th .....	36 x 122 C2
924 N 6th .....	40 x 138 R3
920 N 6th .....	30 x 138 R2
904 N 8th .....	30 x 179 R2
311 Cherry .....	27 x 221 R3
024 Cherry .....	49 x 187 R2
616 - 618 College .....	39 x 180 R3
326 Lind .....	29 x 99 R3
328 Lind .....	29 x 108 R3
535 Lind .....	54 x 111 R3
1122 Monroe .....	40 x 188 R2
720 Oak .....	30 x 50 R3
633 State .....	32 x 209 R3
408 Maine .....	109 x 186 D3

Sealed proposals for the purchase and redevelopment of the above-referenced parcels will be accepted until Thursday, December 23, 2021 at 4:00pm in the Purchasing Department; 730 Maine Street, Suite #226, Quincy, IL 62301. A redevelopment plan, if any, must stipulate that all such redevelopment work will be completed within one year from the date of closing. Purchase price offer must be for a sum certain. Proposed purchase price will be considered together with proposed redevelopment plan, if any; thus, highest purchase price may not be sole determinant in City's acceptance of a proposal. The City reserves the right to reject any or all proposals and to waive any technicalities. The City of Quincy is an equal opportunity employer and encourages minority participation in the submission of proposals. All proposals will be subject to City Council approval.

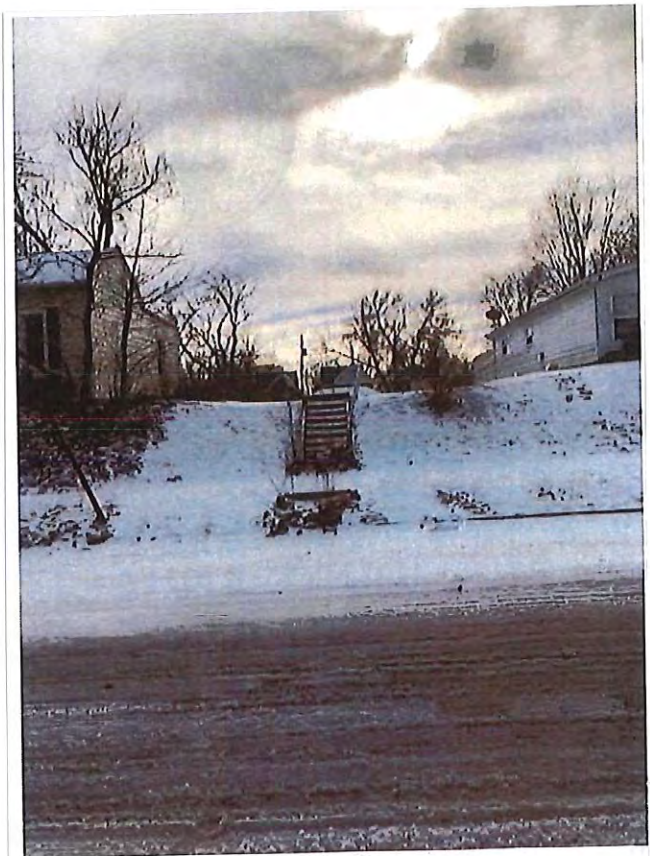
633303 - Dec. 5, 8, 12, 15, 2021







633 State St.



1122 Monroe St.







ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING TITLE XI (BUSINESS REGULATIONS)  
OF THE MUNICIPAL CODE OF THE CITY OF QUINCY OF 2015.**

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

Section 1. That Section Title XI of the Municipal Code of the City of Quincy of 2015 be and hereby is amended by deleting and repealing Chapter 130 of Title XI in its entirety.

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

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

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

Officially published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 40 (BOARDS AND COMMISSIONS) OF THE MUNICIPAL CODE OF THE CITY OF QUINCY**

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

Section 1. That Section 40.156 of the Municipal Code of the City of Quincy be and hereby is amended to read as follows:

**40.156 ESTABLISHMENT OF COMMISSION.**

There is hereby established a commission to be known as the Human Rights Commission consisting of 9 members to be appointed by the Mayor, by and with the advice and consent of the City Council, to serve for three years or until their successors are duly appointed and qualified; provided, however, that of the initial members, five shall be appointed for three years, five for two years and five for one year. The Commission shall choose its own Chairperson and Secretary. The Commission shall render an annual report, to the Mayor and City Council.

QUORUM. Five voting members of the Commission shall constitute a quorum; provided, however, that if any vacancies exist as to voting members a simple majority of voting members then serving shall constitute a quorum.

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

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

ADOPTED: \_\_\_\_\_

\_\_\_\_\_

CITY CLERK

APPROVED: \_\_\_\_\_

\_\_\_\_\_

MAYOR

Officially published in pamphlet form this \_\_\_\_ day of \_\_\_\_\_, 2022.

# THE CITY COUNCIL

## OFFICIAL PROCEEDINGS

### REGULAR MEETING

Quincy, Illinois, January 24, 2022

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

The following members were physically present:

Ald. Fletcher, Entrup, Bergman, Bauer, Mays, Freiburg, Farha, Sassen, Mast, Reis, Averkamp, Uzelac, Holtschlag. 13.

Absent: Ald. Rein. 1.

Ald. Entrup moved that Ald. Rein be excused from this meeting. Motion carried.

The minutes of the regular meeting of the City Council held January 18, 2022, 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:**

### PUBLIC FORUM

Barry Cheyne, Chairman of the Fire & Police Commission, updated the council on the timeline of the Quincy Police Chief hiring process.

Kerry Anders, member of the Fire & Police Commission, continued with the timeline of the Quincy Police Chief hiring process.

**Ald. Uzelac left the council chambers at 7:11 p.m.**

Jason Priest spoke to the city council.

**Ald. Uzelac returned to the council chambers at 7:14 p.m.**

### PETITION

By Quincy Firefighters Local 63 requesting to hold a raffle and have the bond requirement waived from now until 1/24/2023. The City Clerk recommends approval of the permit.

Ald. Sassen moved the prayer of the petition be granted. Motion carried.

### MAYOR'S APPOINTMENTS

By Mayor Michael A. Troup making the appointments of Ald. Greg Fletcher, Ald. Parker Freiburg, Ald. Jack Holtschlag, Jeff Mays, Linda Moore, and John Johannes to the Small Rental Rehabilitation Program.

Ald. Entrup moved the appointments be confirmed. Motion carried.

### ORDINANCE

Adoption of an Ordinance entitled: An Ordinance Granting A Special Use Permit For A Planned Development (2634-2638 Broadway, specifically at 2636 Broadway, Suite 2).

Ald. Sassen moved for the adoption of the ordinance, seconded by Ald. Mast, and on a roll call the following vote resulted: Yeas: Ald. Freiburg, Farha, Sassen, Mast, Reis, Averkamp, Uzelac, Holtschlag, Fletcher, Entrup, Bergman, Bauer. 12. Abstain: Ald. Mays. 1. Absent: Ald. Rein 1.

The Chair, Mayor Michael A. Troup, declared the motion carried and the ordinance adopted.

### ORDINANCE

Adoption of an Ordinance entitled: An Ordinance Amending The 2021-2022 Fiscal Year Budget.

Ald. Farha, seconded by Ald. Sassen, moved to amend the ordinance by adding Exhibit B. Motion carried.

Ald. Farha moved for the adoption of the ordinance, as amended, seconded by Ald. Sassen, and on a roll call the following vote resulted: Yeas: Ald. Reis, Averkamp, Uzelac, Holtschlag, Entrup, Bauer, Mays, Farha, Sassen. 9. Nays: Ald. Mast, Fletcher, Bergman, Freiburg. 4. Absent: Ald. Rein. 1. The Mayor cast a vote of yea.

The Chair, Mayor Michael A. Troup, declared the motion carried and the ordinance adopted.

**ORDINANCE**

First presentation of an Ordinance entitled: An Ordinance Amending Title XI (Business Regulations) Of The Municipal Code Of The City Of Quincy Of 2015. (Repealing massage therapist ordinance.)

**REPORT OF FINANCE COMMITTEE**

Quincy, Illinois, January 24, 2022

	Transfers	Expenditures	Payroll
City Hall.....		0.00	31,910.19
Planning & Dev .....	6,500.00		
9-1-1 .....	28,500.00		
Recycle .....	3,500.00		
Building Maintenance.....		459.14	
Comptroller .....		69.04	11,569.18
Legal Department .....		52.50	8,905.92
Commissions.....		88.33	634.60
IT Department.....		370.60	8,070.54
Police Department.....		778.46	264,577.50
Fire Department .....		930.43	175,604.43
Public Works.....		2,286.97	51,327.27
Engineering .....		429.58	19,745.03
<b>GENERAL FUND SUBTOTAL .....</b>	<b>38,500.00</b>	<b>5,465.05</b>	<b>572,344.66</b>
Planning and Devel.....		3,405.85	21,470.23
911 System.....		0.00	37,517.86
911 Surcharge Fund .....		695.23	
Crime Lab Fund .....		16.99	
Transit Fund.....		1,835.26	67,194.31
Capital Projects Fund.....		698.94	
Special Capital Funds .....		698.07	
Water Fund .....		59,931.43	97,052.07
Sewer Fund .....		88,353.78	19,591.37
Quincy Regional Airport Fund .....		17,152.26	16,518.38
Regional Training Facility.....		170.52	
Garbage Fund.....		12,051.65	14,845.81
Recycle Fund .....		79.75	6,716.19
Central Garage .....		5,707.72	26,165.35
Self Insurance .....		27,393.89	8,789.51
Health Insurance Fund.....		23,500.00	
<b>BANK 01 TOTALS .....</b>	<b>38,500.00</b>	<b>247,156.39</b>	<b>888,205.74</b>
2019B GO Street Proj .....		59,132.53	
<b>ALL FUNDS TOTAL .....</b>	<b>38,500.00</b>	<b>306,288.92</b>	<b>8 88,205.74</b>

Michael Farha  
 Jack Holtschlag  
 Anthony E. Sassen  
 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 a roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

**MOTION**

Ald. Holtschlag moved the City Council adjourn and sit in Executive Session on Open Meetings Act 5ILCS 120/2 (c) (11) Pending or Imminent Litigation and 5 ILCS 120/2 (c) (2) Collective Bargaining Negotiations, seconded by Ald. Fletcher, and on a roll call the following vote resulted: Yeas: Ald. Fletcher, Entrup, Bergman, Mays, Freiburg, Sassen, Mast, Awerkamp, Holtschlag. 9. Nay: Ald. Uzelac. 1. Present: Ald. Bauer, Farha, Reis. 3. Absent: Ald. Rein. 1. Motion carried.

**CITY COUNCIL RECONVENED**

After sitting in Executive Session on the matter of Open Meetings Act 5ILCS 120/2 (c) (11) Pending or Imminent Litigation and 5 ILCS 120/2 (c)(2) Collective Bargaining Negotiations, Ald. Farha moved the City Council reconvene and sit in regular session at 7:54 p.m. Motion carried.

The City Council adjourned at 7:55 p.m. on a motion of Ald. Uzelac. Motion carried.

**LAURA OAKMAN**

City Clerk





**MEETING OF THE FIRE & POLICE COMMISSION  
SPECIAL MEETING NOTICE**

Monday, January 31, 2022  
1:00 PM

A closed meeting of the Fire and Police Commission will be held Monday, January 31, 2022 in the Caucus Room in City Hall (730 Maine St, Quincy, IL 62301) at 1:00 p.m.

**AGENDA:**

1. Call Meeting to Order
2. Public Comment (3 minutes)
3. EXECUTIVE SESSION: Regarding Personnel Matters, pursuant to the Open Meetings Act of 5 ILCS 120/2(c)(1).
4. Adjournment

Respectfully submitted,

Alyssa Ramsey  
Fire & Police Commission Secretary

ARR 1.26.22

# **BET on Q Committee**

Tuesday, February 1, 2022

3:45 p.m.

Quincy City Council Chambers

Quincy City Hall (1<sup>st</sup> Floor) – 730 Maine Street



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## **AGENDA**

- 1) Call the Meeting to Order**
- 2) Approve minutes of the October 5, 2021 regular meeting**
- 3) New Business**
  - a) Application Review – Oakley Lindsay Center (Billiards)**
- 4) Old Business**
  - a) Update – Close-Out Survey - Oakley Lindsay Center (Concert)**
  - b) Update – Amended Ordinance**
- 5) Comments from Committee Members**
- 6) Public Comments (limited to three minutes)**
- 7) Adjournment**

# Quincy Preservation Commission

Tuesday, February 1, 2022

5:30 p.m.

Quincy City Council Chambers

Quincy City Hall (1<sup>st</sup> Floor) – 730 Maine Street



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## AGENDA

- 1) Call the Meeting to Order
- 2) Approval of the minutes from the December 7, 2021 regular meeting (no Jan. meeting)
- 3) Old Business
  - a) Preservation Dinner
    - i) Date/Time
    - ii) Venue
    - iii) Keynote
    - iv) Invitation
    - v) Deadline for RSVP
  - b) Landmark Status Update
    - i) 2325 Maine Street
    - ii) Other Potential Locations
    - iii) Status ahead of Preservation Dinner
  - c) Survey of NW Historic District
    - i) Possibility of Future State Grant
- 4) New Business
- 5) Items of Interest to the Commission
- 6) General Public Comment (limited to three minutes)
- 7) Adjournment

**\*\*Immediately Following Meeting\*\***

### Meeting – Subcommittee – Quincy Preservation Commission Bylaws/Operations

- 1) Call Meeting to Order
- 2) Discuss Current Bylaws/Operations
- 3) Discuss Process for Amending Bylaws/Operations
- 4) Discuss Timeline
- 5) Additional Business
- 6) Adjournment

# BOARD OF FIRE AND POLICE COMMISSIONERS

## Meeting

**Date:** Wednesday, February 2, 2022

**Time:** 1:30 p.m.

**Place:** Caucus Room

### Agenda:

1. Call to Order – Attendance
2. Public Comments – limit to 3 minutes
3. Approve Minutes of Last Meeting
4. Correspondence
5. Pending Business
  - a. IT – 1:35 p.m.
    - i. Provide options for Commission website
  - b. Chief Vahlkamp – 1:55 p.m.
    - i. Update ARPA relief funding for firefighter hires
    - ii. Discuss timeline needed for next firefighter hiring process
  - c. Chief Copley – 2:15 p.m.
    - i. Revalidate police officer vacancies and authority to hire
  - d. David Penn – 2:45 p.m. (EXECUTIVE SESSION: Regarding Litigation Matters, pursuant to the Open Meetings Act of 5 ILCS 120/2(c)(11).)
6. Old Business –
  - a. Review annual and monthly suspense's
  - b. Commission reappointment request
  - c. Discuss police chief selection process and temporary appointment (EXECUTIVE SESSION: Regarding Personnel Matters, pursuant to the Open Meetings Act of 5 ILCS 120/2(c)(1).)
7. New Business –
  - a. Approve non-lateral police officer candidate list
  - b. Review closed meeting records from July 8, 2021 in July 2022
8. Adjournment

# CITY OF QUINCY

*DEPARTMENT OF PLANNING & DEVELOPMENT*

*OFFICE OF INSPECTION*

706 Maine Street | Third Floor | Quincy, IL 62301

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



## Electrical Commission Agenda

**Date: Wednesday, February 2<sup>nd</sup> 2022**

**Time: 3:00 PM**

**Place: City Hall Annex**

Call to order

Commissioner Roll Call:

Lon Nuttleman \_\_\_\_\_

Steve Marold \_\_\_\_\_

Brian Terstegge \_\_\_\_\_

Melvin McDonald \_\_\_\_\_

Don Marold \_\_\_\_\_

Joel Peck \_\_\_\_\_

Steve Salrin \_\_\_\_\_

Approval of minutes of the April 5<sup>th</sup>, 2018 meeting

New Business-

1. NEC 2017 Code update.
2. Possible permit updates.
3. Possible ordinance updates.

Adjournment

# Quincy/Adams/Brown County Enterprise Zone Board Meeting

Wednesday, February 9, 2022  
5:00 p.m.  
City Council Chambers  
Quincy City Hall (First Floor)



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## AGENDA

- Call to Order
- Present and approve Minutes of September 15, 2021 meeting
- Presentation of Year 2021 commercial/industrial projects
- Mid Town EZ Application Update
- DISCUSSION
- Request for Public Comment
- Adjourn