



**Planning Commission and
Zoning Board of Appeals Agenda
Tuesday, May 23, 2023 at 5:30 p.m.**

1. Call to Order
2. Roll Call
3. Appointment and Reappointment of Planning Commission and ZBA members
 - a. Reappointment of Patrick McDaniels
 - b. Appointment of Willie Bell McAfee
4. Additions to/or Deletions from the Agenda
5. Motion to Approve Minutes from the Regular Meeting of **April 25, 2023**
6. City Administrator's Report
7. Public Comment
8. The purpose of this Public Hearing is to consider provisions in the proposed Annexation Agreement of 3308 W. Farmington Rd., Peoria IL 61604, with the owner seeking to annex property to be rezoned and classified as I-1 Light Industrial District.
 - a. Motion to Open the Public Hearing
 - b. Swearing in of Witnesses
 - c. Presentation
 - d. Other Witness Testimony
 - e. Motion to Finally Close the Public Hearing
9. Consideration and possible action
 - a. Certification of Findings of Facts for the above-referenced rezoning
 - b. Motion to recommend to Council approving/denying the rezoning of 3308 W. Farmington Rd., Peoria, IL 61604, upon approval of the annexation agreement
10. The purpose of this Public Hearing is to consider rezoning 823 N. Western Ave., West Peoria, IL 61604, from R-1 Medium Density Residential District to a B-1 General Business District.
 - a. Motion to Open the Public Hearing
 - b. Swearing in of Witnesses
 - c. Presentation
 - d. Other Witness Testimony
 - e. Motion to Finally Close the Public Hearing
11. Consideration and possible action
 - a. Certification of Findings of Facts for the above-referenced rezoning
 - b. Motion to recommend to Council approving/denying the rezoning of 823 N. Western Ave., West Peoria, IL 61604

12. Unfinished Business

- a. Comprehensive Plan Review – Transportation & Infrastructure Sections
- b. Comprehensive Plan Review – Disaster Mitigation Section
- c. 2014 & 2022 survey review: Reworded Draft

13. New Business

- a. Fiscal Year Goals

14. Public Comment

15. Motion to Adjourn

The next regular meeting of the Planning Commission and ZBA is Tuesday, June 27, 2023 at 5:30 p.m.

Please join our meeting in person at City Hall or from your computer, tablet or smartphone.

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Notice of Potential Majority of Quorum of the City Council and its Committees

In accordance with the provisions of 5 ILCS 120 (the Illinois Open Meetings Act), notice is hereby given that a majority of a quorum of the West Peoria City Council and its Committees may attend this meeting.

This event is designed to discuss City matters according to Committee descriptions.



Planning Commission and
Zoning Board of Appeals Official Minutes
Tuesday, May 23, 2023 at 5:30 p.m.

1. Chair Menke called the meeting to order at 5:30 p.m.
2. Members present were Chair Menke, Gerald Bennett-Barker, Cheryl Halm, Willie Bell McAfee, Sharon McBride, Patrick McDaniels, and Dan Morse. Also present were Mayor Dillon, City Administrator Krider, Alderpersons Abraham, Dohm, and Ruskusky, resident Marlene Carter, guests Robert Eagan, Laura Lovely, and Rick Walker, and Clerk Barnes. Residents Susan Schlupp and John Siewert II attended remotely.
3. Appointment and Reappointment of Planning Commission and ZBA members
 - a. Reappointment of Patrick McDaniels – Patrick McDaniels was sworn in by Clerk Barnes.
 - b. Appointment of Willie Bell McAfee – Willie Bell McAfee was sworn in by Clerk Barnes.
4. There were no Additions to/or Deletions from the Agenda.
5. A Motion to approve the Minutes from the last regular meeting of **April 25, 2023** was made by Gerald Bennett-Barker and seconded by Patrick McDaniels. **Motion carried.**
6. City Administrator's Report included that she has been working on the annexation and rezoning of the properties for this evening's meeting. She has also been working on a couple of other Economic Development opportunities that won't be shared at this time.
7. There was no Public Comment.
8. The purpose of this Public Hearing is to consider provisions in the proposed annexation agreement of 3308 W. Farmington Rd., Peoria IL 61604, with the owner seeking to annex property to be rezoned and classified as I-1 Light Industrial District.
 - a. A Motion to Open the Public Hearing was made by Sharon McBride at 5:35 p.m. and seconded by Dan Morse. **Motion carried.**
 - b. Swearing in of Witness Robert Eagan was done by Clerk Barnes.
 - c. Presentation by City Administrator Krider.
 - d. Other Witness Testimony – There were no other witnesses.
 - e. A Motion to Finally Close the Public Hearing was made by Gerald Bennett-Barker at 5:38 p.m. and seconded by Dan Morse. **Motion carried.**
9. Consideration and possible action
 - a. Certification of Findings of Facts for the above-referenced rezoning was reviewed and agreed upon by the members of the Commission.
 - b. A Motion to recommend to Council approval of the rezoning of 3308 W. Farmington Rd., Peoria, IL 61604, upon approval of the annexation agreement was made by Gerald Bennett-Barker and seconded by Patrick McDaniels. **Motion carried.**
10. The purpose of this Public Hearing is to consider rezoning 823 N. Western Ave., West Peoria, IL 61604, from R-1 Medium Density Residential District to a B-1 General business District
 - a. A Motion to Open the Public Hearing was made by Sharon McBride at 5:51 p.m. and seconded by Gerald Bennett-Barker. **Motion carried.**

- b. Swearing in of Witnesses – There were no Witnesses.
- c. Presentation was made by City Administrator Krider.
- d. Other Witness Testimony – There were no other Witnesses.
- e. A Motion to Finally Close the Public Hearing was made by Gerald Bennett-Barker at 5:57 p.m. and seconded by Cheryl Halm. **Motion carried.**

11. Consideration and possible action

- a. Certification of Findings of Facts for the above-referenced rezoning was reviewed and agreed upon by the members of the Commission.
- b. A Motion to recommend to Council approval of the rezoning of 823 N. Western Ave., West Peoria, IL 61604 was made by Sharon McBride and seconded by Patrick McDaniels.

Motion carried.

12. Unfinished Business

- a. Comprehensive Plan Review – Transportation & Infrastructure Sections
The Commission was asked to review these sections for next month’s meeting.
- b. Comprehensive Plan Review – Disaster Mitigation Section
The Commission was asked to review this section for next month’s meeting.
- c. 2014 & 2022 survey review: Reworded Draft – Cheryl Halm worked on the rewording of one of the surveys and **will continue for next month’s meeting.**

13. New Business

- a. Fiscal Year Goals – **These will be addressed at next month’s meeting.**

14. There was no Public Comment.

- 15. A Motion to Adjourn was made by Sharon McBride at 6:08 p.m. and seconded by Gerald Bennett-Barker. **Motion carried by voice.**

The next regular meeting of the Planning Commission and ZBA is Tuesday, June 27, 2023 at 5:30 p.m.

Respectfully submitted,



Mary M. Barnes, City Clerk

