Land Use Committee Agenda
West Peoria City Hall
Wednesday, February 7, 2024 at 6:30 p.m.

1. Call to Order

2. Roll Call

3. Additions to/or Deletions from the Agenda

4. Motion to Approve Minutes from the Regular Meeting of **January 3, 2024**

5. Motion to Receive and File the Monthly Financial Report from **December 2023**

6. City Administrator's Report

7. Public Comment

8. Code Enforcement Report
    a. Permit List
    b. Work Order List
    c. Foreclosure/Vacant Structures List
    d. Case Detail Report
    e. Case Summary List

9. Unfinished Business
    a. **City Hall** update
    b. **Enterprise Zone** update
    c. **FY2025** Budget

10. New Business

11. Public Comment

12. Motion to Adjourn

The next regular meeting of the Land Use Committee is Wednesday, March 6, 2024 at 6:30 p.m.

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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.

Land Use Committee Official Minutes
West Peoria City Hall
Wednesday, February 7, 2024 at 6:30 p.m.

1. Chair Dohm called the meeting to order at 6:45 p.m.

2. Members present were Chair Dohm and Alderperson Dillon. Alderperson Corbett attended remotely. Also present were Administrator Krider, Alderperson Menke, residents Marlene Carter and Bonnie Farrell, and Clerk Barnes. Alderperson Silver and residents Priscilla Peterson and Susan Schlupp attended remotely.

3. There were no Additions to/or Deletions from the Agenda.
   A Motion to allow Alderperson Corbett to participate completely remotely citing City Code 1-1-10 under medical emergency in this evening's meeting was made by Alderperson Dillon and seconded by Chair Dohm. **Motion carried.**

4. A Motion to approve the Minutes from the **January 3, 2024** regular meeting was made by Alderperson Dillon and seconded by Alderperson Corbett. **Motion carried.**

5. A Motion to receive and file Monthly Financial Report from **December 2023** was made by Alderperson Dillon and seconded by Alderperson Corbett. **Motion carried.**

6. The City Administrator's Report included an update on the Rental Registration: there were 518 non-owner-occupied properties identified via GIS. Some properties have been sold, some have a family member living in the house, and some owners of properties were unable to be located.
   412 properties have been confirmed and updated with contact information in the database. 106 properties are yet to be confirmed. Kudos to Office Assistant Pam Zych for this huge accomplishment! She went above and beyond to get landlords contacted with an almost 80% response! Previous attempts only gathered only about a 30% response.
   QPRO Properties are going ahead with their plans for construction. The City will be working with them on the 3rd Amendment to the PUD (Planned Urban Development) including subdividing the area.
   The Enterprise Zone Amendment will be brought to Council by the end of the month if the surveyor finishes soon.
   The old Maroon's shop at Laura and Western is being renovated. Fencing has been removed next door along with brush and debris. Plans are to make an addition to the south side of the building and make a parking lot of the lot to the south of that.
   High Harbor was found to be out of the Flood Plain and can move forward with remodeling and other work on the property.
   There has been a lot of work going on with plans for the new City Hall. More later in the meeting.

7. There was No Public Comment.

8. Code Enforcement Report
   a. Permit List was reviewed.
   b. Work Order List was reviewed. Report shows totals paid for work done, a few voided, and liens that have been made as of February 6, 2024, and a few outstanding bills. It was noted that this year more fees were paid than in the past.
   c. Foreclosure/Vacant Structures List was reviewed.
   d. Case Detail Report was reviewed.

e. Case Summary List was reviewed. Of the Year – to – Date violations, (109 through January 31, 2024) 58 were for Snow Ban no parking; and 21 were for Wrong-way parking.

9. Unfinished Business:
   a. **City Hall** Update – The Committee met with the Architects and now there is a full set of development plans. They also met with a security company who will be designing a low voltage plan. There are grants available for Solar Use that will be investigated. Geo/thermal is still being investigated. Carpeting and tile selections have been made, and borings for footings have been done with results coming in a few days. There are a lot of moving parts and the architects are doing a great job melding them together. Until the bids are let out, plans for everything are still fluid. Hopefully bid letting will be done in March.
   It was commented that people on Facebook are wondering what is going on at the site of the old Busey Bank. It was suggested that the banner announcing the New City Hall be placed on the fencing there.

   b. **Enterprise Zone** Update – It is hoped to have approval of the Amendment to Council by the last meeting of February.

   c. **FY2025 Budget** – March is the deadline for changes to the draft budget. In April, each committee's budget for FY2025 is sent to the Finance Committee and on to the Council for approval.

10. There was no New Business.

11. Public Comment: Newsletter articles have spoken about the whereabouts of the new City Hall – seemingly without having been read. It was noted that some people don't read the Newsletter, others don't know the difference between the West Peoria Township – which dissolved years ago – and the City of West Peoria, some think they actually live in Peoria, and others would hope that if we weren't building a "Taj Mahal" for a new City Hall that the City would bail out the Fire Department. The West Peoria Fire Protection District is a completely different entity than the City of West Peoria. Our finances are not from the same funds.

12. A Motion to Adjourn was made by Alderperson Dillon at 7:22 p.m. and seconded by Chair Dohm.
Motion carried.

The next regular meeting of the Land Use Committee is Wednesday, March 6, 2024 at 6:30 p.m.

Respectfully submitted,

Mary M. Barnes

Mary M. Barnes, Clerk

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