



Land Use Committee Agenda
West Peoria City Hall
Wednesday, May 3, 2023 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 **April 5, 2023**
5. Motion to Receive and File the Monthly Financial Reports from **March 2023**
6. City Administrator's Report
7. Public Comment
8. Code Enforcement Report
 - a. Permit List
 - b. Work Order List – No report
 - c. Foreclosure/Vacant Structures List
 - d. Nuisance Properties – No report
 - e. Case Detail Report
 - f. Case Summary List
9. Unfinished Business
 - a. Review and recommend to Council amendments to Sections 5-6-8, 5-6-11, and Title 11 Fees
 - b. Review and recommend to Council amendments to Title 5, Chapter 2 Cannabis
 - c. Review West Peoria Code Book Section 5-3 Adult Businesses – No new updates
 - d. Review West Peoria Code Book Section 5-4 Massage Businesses – No new updates
 - e. Review porch and deck requirements
10. New Business
 - a. Fiscal Year 2024 Goals
 - b. Review and recommend to Planning Commission and ZBA possible annexation and rezoning
11. Public Comment
12. Motion to Adjourn

The next regular meeting of the Land Use Committee is Wednesday, June 7, 2023 at 6:30 p.m.

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

See Page 2 for more information.

Please join our meeting 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.



Land Use Committee Official Minutes
West Peoria City Hall
Wednesday, May 3, 2023 at 6:30 p.m.

1. Chair Dohm called the meeting to order at 6:30 p.m.
2. Members present were Chair Dohm, Alderpersons Corbett and Dillon. Also present were City Administrator Krider, Alderperson Abraham, resident Marlene Clark, and Clerk Barnes. Resident Susan Schlupp attended remotely.
3. There were no Additions to/or Deletions from the Agenda.
4. A Motion to approve the Minutes from the **April 5, 2023** regular meeting was made by Alderperson Corbett and seconded by Alderperson Dillon. **Motion carried.**
5. A Motion to receive and file Monthly Financial Report from **March 2023** was made by Alderperson Dillon and seconded by Alderperson Corbett. It was noted that the expenses for this Committee are often shared with Public Safety Committee. **Motion carried.**
6. City Administrator Report included that she has been working on annexation and rezoning. The property on Western that was authorized by the Council to sell has been sold and the paperwork is done. Attorney Connor is still working on the deed. The price for the property on Nebraska is still being negotiated.
7. Public Comment: Oftentimes the City does not make money on a property that is sold per se, but improvements made to the property can get it back on the tax rolls.
8. Code Enforcement Report
 - a. Permit List – was reviewed. **It was requested that numbers be used to identify properties on the list by number instead of dates or addresses for discussion purposes.** This should apply to all the lists reported here.
 - b. Work Order List – No report at this time.
 - c. Foreclosure/Vacant Structures List - ProChamps has been bought out. There is another company that may be used by the City. Chapter 4 of the Code Book, Section 14 can identify the process used. More to come later.Alderperson Abraham left the meeting at 6:58 p.m.
 - d. Nuisance Properties – No report at this time.
 - e. Case Detail – was reviewed.
 - f. Case Summary – was reviewed. There were 381 cases year-to-date with 98 violations concerning Garbage and Debris, 82 Wrong-way Parking violations, and 42 Snow Ban violations were the leading problems.
9. Unfinished Business
 - a. A Motion to recommend to Council amendments to Sections 5-6-8, 5-6-11, and Title 11 Fees was made by Alderperson Corbett and seconded by Alderperson Dillon. **Motion carried.**
 - b. A Motion to recommend to Council amendments to Title 5, Chapter 2 Cannabis was made by Alderperson Dillon and seconded by Alderperson Corbett. **Motion carried.**

- c. Review West Peoria Code Book Section 5-3 Adult Businesses – No new updates
Committee members were asked to read this section and share thoughts about it for next month’s meeting.
- d. Review West Peoria Code Book Section 5-4 Massage Businesses – No new updates
Committee members were asked to read this section and share thoughts about it for next month’s meeting.
- e. Review porch and deck requirements – **Committee members were asked to drive by a section of road on Pierson Hill to see a couple of houses with questionable porches. There will be pictures of the properties at the next meeting.**

10. New Business


- a. Fiscal Year 2024 Goals – After discussion, the following goals were selected:
 - 1) Continue to revisit and revise as necessary all Code Sections under the jurisdiction of the Land Use Committee.
 - 2) Periodically oversee rental property registration system.
 - 3) Weeds and grass issues
 - 4) Residential TIF District(s)
 - 5) Review list of City-owned properties and look at possible sale of them.
 - 6) Enterprise Zone (added at the 7/15/2015 Land Use meeting at the request of the Committee)
 - 7) Connect Annexation “fingers” along Farmington Road before we lose them. Check with Attorney about the timing of this.
- b. A Motion to recommend to Planning Commission/ZBA possible annexation and rezoning was made by Alderperson Dillon and seconded by Alderperson Corbett. **Motion carried.**

11. There was no Public Comment.

12. A Motion to Adjourn was made by Alderperson Corbett at 7:45 p.m. and seconded by Alderperson Dillon. **Motion carried.**

The next regular meeting of the Land Use Committee is Wednesday, June 7, 2023 at p.m.

Respectfully submitted,


Mary M. Barnes, Clerk

