



**Planning Commission and
Zoning Board of Appeals Agenda
Tuesday, March 26, 2024 at 5:30 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 **February 27, 2024**
5. City Administrator's Report
6. Public Comment
7. The purpose of this Public Hearing is to consider the approval of Nirvana Gardens Subdivision Phase 3 Preliminary and Final PUD Subdivision Plats and Nirvana Gardens 3rd Amended PUD Plan
 - 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
8. Certification of Findings of Facts for the above-referenced rezoning
9. Motion to recommend to Council approving/denying the Nirvana Gardens Subdivision Phase 3 Preliminary and Final PUD Subdivision Plats and Nirvana Gardens 3rd Amended PUD Plan
10. Unfinished Business
 - a. Comprehensive Plan Review – **Transportation & Infrastructure Sections**
 - b. Comprehensive Plan Review – **Disaster Mitigation Section**
11. New Business
12. Public Comment
13. Motion to Adjourn

The next regular meeting of the Planning Commission and ZBA is Tuesday, April 23, 2024 at 5:30 p.m.

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

See page 2 for information.

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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, March 26, 2024 at 5:30 p.m.**


1. Acting Chair Morse called the meeting to order at 5:30 p.m.
2. Members present were Acting Chair Dan Morse, Gerald Bennett-Barker, Willie Bell McAfee, and Chuck Witkowski. Emily Huff and Patrick McDaniels were absent. Also present were Mayor Dillon, City Administrator Krider, Alderpersons Abraham, Dohm, and Menke, residents Marlene Carter, Prakash and Ratna Babu, and Clerk Barnes. City Attorney Connor and residents Priscilla Peterson and Susan Schlupp attended remotely.
3. There were no Additions to/or Deletions from the Agenda.
4. A Motion to approve the Minutes from the last regular meeting of **February 27, 2024** was made by Chuck Witkowski and seconded by Willie Bell McAfee . **Motion carried.**
5. City Administrator's Report included that the Western Avenue property has been adding an addition and will be known as a restaurant named "Curly Schwarma". High Harbor on Park Road will be starting construction soon. The old El Zarape restaurant will be opening under a new name, "The Phoenix Café." And the Central Illinois Flea Market will return to the Speedway on the 2nd Sunday of each month this season.
6. There was no Public Comment at this time.
7. Public Hearing: The purpose of this Public Hearing is to consider the approval of Nirvana Gardens Subdivision Phase 3 Preliminary and Final PUD Subdivision Plats and Nirvana Gardens 3rd Amended PUD Plan
 - a. A Motion to Open the Public Hearing was made by Gerald Bennett-Barker and seconded by Chuck Witkowski. **Motion carried.**
 - b. Swearing in of Witness Prakash Babu was done by Clerk Barnes.
 - c. Presentation by Prakash Babu.
 - d. Other Witness Testimony – There were no other witnesses.
 - e. A Motion to Finally Close the Public Hearing was made by Gerald Bennett-Barker and seconded by Willie Bell McAfee. **Motion carried.**
8. Certification of Findings of Fact for the above-referenced was reviewed.
 - a. The members signed the Certification of Findings of Fact.
9. A Motion to send a Recommendation to the Council for Approval was made by Gerald Bennett-Barker and seconded by Chuck Witkowski. **Motion carried.**
 - a. The members signed the Recommendation to the Council.
9. Unfinished Business: Both of these were **tabled until next month's meeting.**
 - a. Comprehensive Plan Review – **Transportation and Infrastructure Sections**
 - b. Comprehensive Plan Review – **Disaster Mitigation Section**
10. There was no New Business.

11. There was no Public Comment at this time.

12. A Motion to Adjourn was made by Gerald Bennett-Barker at 5:56 p.m. and seconded by Willie Bell McAfee. **Motion carried by voice.**

The next regular meeting of the Planning Commission and ZBA is Tuesday, April 23, 2024 at 5:30 p.m.

Respectfully submitted,


Mary M. Barnes, City Clerk

