



Land Use Committee Agenda
West Peoria City Hall
Wednesday, November 1, 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 the Minutes from the Regular Meeting of **October 4, 2023**
5. Motion to Receive and File the Monthly Financial Report from **September 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. Nuisance Properties
 - e. Case Detail Report
 - f. Case Summary List
9. Unfinished Business
 - a. Review of Code Section 5-3 Adult Businesses – no new update
 - b. Enterprise Zone - discussion
10. New Business
11. Public Comment
12. Motion to Adjourn

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

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

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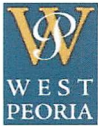
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Notice of Potential Majority of Quorum of the City Council and its Committees

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, November 1, 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, Alderpersons Mathewson and Ruskusky, resident Bonnie Farrell, and Clerk Barnes. Residents Priscilla Peterson, Susan Schlupp and John Siewert II attended remotely.
3. There were no Additions to/or Deletions from the Agenda.
4. A Motion to approve the Minutes from the **October 4, 2023** regular meeting was made by Alderperson Dillon and seconded by Alderperson Corbett. **Motion carried.**
5. A Motion to receive and file the Monthly Financial Report from **September 2023** was made by Alderperson Corbett and seconded by Alderperson Dillon. **Motion carried.**
6. City Administrator Report included reaching out to the Greater Peoria Economic Development Council about the Enterprise Zone.
She has also been working toward getting asbestos removal set up for the old Busey Bank building on the 20th of November, with demolition being completed shortly after. All salvageable items have been removed, and there is hope that schematics for the new City Hall will be available by the end of the year so construction can begin in the new year.
QPRO has been seeking a PUD (Planned Unit Development) approval for subdividing their previous plans into 20+ separate houses. PUDs usually come with special uses or variances, so the thought may be to have a subdivision approval instead, by the end of November, with a possible Public Hearing at the November 28th Council meeting.
7. Public Comment: Question about the banking survey results. The survey concluded with 113 responses. A little over 50+% definitely want a local bank as well as an ATM. 50% or so said they would likely switch to a local bank.
8. Code Enforcement Report
 - a. Permit List – was reviewed.
 - b. Work Order List – was reviewed.
Mayor Dillon joined the meeting at 6:43 p.m.
 - c. Foreclosure/Vacant Structures List – no such list at this time.
 - d. Nuisance Properties - no such list at this time.
 - e. Case Detail – was reviewed.
 - f. Case Summary – Of the 1187 violations Year-to-Date through October 26, 2023, 387 were for weed/grass height, 302 for weeds and debris, 154 for wrong-way parking, and 43 for Inoperable motor vehicles.
9. Unfinished Business
 - a. Review of Code Section 5-3 Adult Businesses – no new update at this time. **Committee members were asked to check into this section of the Code Book for next month’s meeting, looking for any issues found there.**

- b. Enterprise Zone – discussion: As stated in the Administrator’s Report, the Greater Peoria Economic Development Council has been contacted with our information. Other municipalities have submitted their information as well, and surveys of all have been ordered.


10. There was no New Business.

11. There was no Public Comment at this time.

12. A Motion to Adjourn was made by Alderperson Corbett at 6:55 p.m. and seconded by Alderperson Dillon. **Motion carried by voice.**

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

Respectfully submitted,


Mary M. Barnes, Clerk

