



**Planning Commission and
Zoning Board of Appeals Agenda
Tuesday, February 27, 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 **January 23, 2024**
5. City Administrator's Report
6. Public Comment
7. The purpose of this Public Hearing is to consider the following change to the Zoning Ordinance **Section 2-10-6**, Schedule of Parking Requirements, adding Electric Vehicle (EV) capable parking space requirements to new single- and small multi-family residential constructions.
 - 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. Motion to recommend to Council Zoning Ordinance Amendment
9. Unfinished Business
 - a. Comprehensive Plan Review – **Transportation & Infrastructure Sections**
 - b. Comprehensive Plan Review – **Disaster Mitigation Section**
 - c. Review Comprehensive Plan **survey results**
10. New Business
11. Public Comment
12. Motion to Adjourn

The next regular meeting of the Planning Commission and ZBA is Tuesday, March 26, 2024 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, February 27, 2024 at 5:30 p.m.**

1. Chair Morse called the meeting to order at 5:30 p.m.
2. Members present were Acting Chair Dan Morse, Gerald Bennett-Barker, Emily Huff, Willie Bell McAfee, and Chuck Witkowski. Patrick McDaniels was absent. Also present were Mayor Dillon, City Administrator Krider, Alderpersons Abraham, Dohm, and Mathewson, resident Marlene Carter, 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 last regular meeting of **January 23, 2024** was made by and Gerald Bennett-Barker seconded by Chuck Witkowski. **Motion carried.**
5. City Administrator's Report included that the Temple Hill property will have a couple of Public Hearings in the near future concerning the subdivision and the PUD (Planned Unit Development). The engineers are working on it all now.
6. There was no Public Comment at this time.
7. Public Hearing: The purpose of this Public Hearing is to consider the following change to the Zoning Ordinance **Section 2-10-6**, Schedule of Parking Requirements, adding Electric Vehicle (EV) capable parking space requirements to new single – and small multi-family residential constructions.
 - a. A Motion to Open the Public Hearing was made by Gerald Bennett-Barker and seconded by Willie Bell McAfee. **Motion carried.**
 - b. There was no Swearing in of Witnesses.
 - c. Presentation by City Administrator Krider. This is a State requirement and we are keeping it as simple as possible. This is only for new construction of single-family homes.
 - d. Other Witness Testimony
 - e. A Motion to Finally Close the Public Hearing was made by Chuck Witkowski and seconded by Gerald Bennett-Barker. **Motion carried.**

Aldersperson Dillon joined the meeting at 5:43 p.m.

8. A Motion to recommend to Council Zoning Ordinance Amendment was made by Gerald Bennett-Barker and seconded by Chuck Witkowski. Members signed the recommendation. **Motion carried.**
9. Unfinished Business:
 - a. Comprehensive Plan Review – **Transportation & Infrastructure Sections**
The highlighted survey results will be updated now that the survey is complete. It will be on the agenda next month if there is not a Public Hearing for the Temple Hill property.
 - b. Comprehensive Plan Review – **Disaster Mitigation Section**
This will be on the agenda next month if there is not a Public Hearing.
 - c. Comprehensive Plan **survey results** were reviewed.


10. There was no New Business. There were some sharing of developments throughout the City:
Remodeling is still going on at the old Shelton's – now Duck's, as is the remodeling still at the corner of Rohmann and Sterling.
The Phoenix Café just put up their new sign – at what was El Zarape. They are looking to have breakfast and lunch though not sure about dinners at this time.
The High Harbor is still working toward a future dispensary.
The old Maroon's shop is also being remodeled and working toward perhaps having a new restaurant at the site.
The St. Patrick's Parade will be on Saturday, March 9, 2024 and Farmington Road will be closed to other traffic from about 9:45 a.m. until about noon.

11. There was no Public Comment at this time.

12. A Motion to Adjourn was made by Chuck Witkowski at 5:42 p.m. and seconded by Gerald Bennett-Barker. **Motion carried.**

The next regular meeting of the Planning Commission and ZBA is Tuesday, March 26, 2024 at 5:30 p.m.

Respectfully submitted,


Mary M. Barnes, City Clerk

