



Land Use Committee Agenda
West Peoria City Hall
Wednesday, January 5, 2022 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 December 1, 2021
5. Motion to Receive and File the Monthly Financial Reports for November 2021
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. Motion to recommend to Council Solar and Wind Energy Systems regulations
 - b. Short-term rental properties – discussion
 - c. Future Master Plan for Downtown West Peoria Economic Development – discussion
10. New Business
 - a. Fiscal Year 2023 Budget Discussion
 - b. Fiscal Year 2023 Goals
 - c. Zoning Map Review
11. Motion to go into Executive Session for Review of Previous Minutes 5 ILCS 120/2 (c) (21)
12. Return from Executive Session
Roll Call
13. Actions Arising from Executive Session
 - a. Motion to Approve the Minutes of the October 6, 2021 Executive Session
 - b. Motion to Retain/Release the Minutes of the October 6, 2021 Executive Session
14. Public Comment
15. Adjournment

The next regular meeting of the Land Use Committee is Wednesday, February 2, 2022 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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Notice of Potential Majority of Quorum of the City Council

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 be in attendance at this meeting. This event is designed to discuss City matters according to Committee descriptions.



Land Use Committee Official Minutes
West Peoria City Hall
Wednesday, January 5, 2022 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 Abraham and Ruskusky. Also present were City Administrator Krider, and Clerk Barnes. Resident Priscilla Peterson and guest Kristin Engerman attended remotely.
3. There were no Additions to/or Deletions from the Agenda.
4. A Motion to approve the Minutes of the December 1, 2021 meeting was made by Alderperson Ruskusky and seconded by Alderperson Abraham. **Motion carried.**
5. A Motion to receive and file the Monthly Financial Reports for November 2021 was made by Alderperson Abraham and seconded by Alderperson Ruskusky. **Motion carried.**
6. City Administrator's Report included a discussion about the 1955 Cadillac that was appraised at \$17,000.00 three years ago that we need to put out for bid and some ideas of where to advertise to possible buyers.
7. No Public Comment was offered.
8. Code Enforcement Report
 - a. Permit List was reviewed.
 - b. Work Order List was reviewed
 - c. Foreclosure/Vacant Structures List was reviewed.
 - d. Nuisance Properties – none at this time
 - e. Case Detail Report was reviewed.
 - f. Case Summary List was reviewed.
9. Unfinished Business
 - a. A Motion to recommend to Council Solar and Wind Energy Systems Regulations with language for the lock box checked by legal and if not legal, to remove that language was made by Alderperson Ruskusky and seconded by Alderperson Abraham. **Motion carried.**
 - b. Short-term rental properties. Discussion: Legal counsel says we cannot force renters to register with the City but will try a voluntary registration. Until and unless we have many complaints, it might be best to leave the discussion for the meantime.
 - c. Future Master Plan for Downtown West Peoria Economic Development. Discussion: If we are going to designate a "Downtown" for our City, we need to rezone the area under consideration as Commercial. It will not change taxes for anyone until the property starts being used as commercial. Administrator Krider will reach out to the City of Normal to see what they did to reignite their Economic Development. It was agreed that the City will have to spend money on incentives to get growth in the "Downtown" area.

10. New Business

a. FY2023 Budget Discussion

There probably will not be any changes to the Land Use Budget this year, although there is some consideration into making a line-item number for Economic Development Fund as has been in the past with the consideration of designating a "Downtown" area.

b. FY2023 Goals Review

Chair Dohm asked Committee members to review this past year's goals and add to them as needed for the coming year by next month.

c. Zoning Map Review

Nothing much has changed this past year except for two parcels on Park Road. They will need to be shaded with red hatching.

It was noted that two properties along Farmington Road still need to be approached to annex into the City to touch two other properties that already have an annexation agreement with the City.

11. A Motion to go into Executive Session for Review of Previous Minutes 5ILCS 120/2 (c) (21) was made by Alderperson Ruskusky at 7:45 p.m. and seconded by Alderperson Abraham. **Motion carried.**

12. Return from Executive Session at 7:50 p.m.

Roll Call: Chair Dohm, Alderpersons Abraham and Ruskusky.

13. Actions Arising from Executive Session:

a. A Motion to Approve the Minutes of the October 6, 2021 Executive Session was made by Alderperson Ruskusky and seconded by Alderperson Abraham. **Motion carried.**

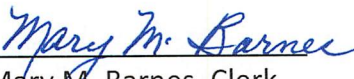
b. A Motion to Release the Minutes of the October 6, 2021 Executive Session was made by Alderperson Abraham and seconded by Alderperson Ruskusky. **Motion carried.**

14. No Public Comment was offered.

15. A Motion to Adjourn was made by Alderperson Ruskusky at 7:53 p.m. and seconded by Alderperson Abraham. **Motion carried.**

The next regular meeting of the Land Use Committee is Wednesday, February 2, 2022 at 6:30 p.m.

Respectfully submitted,


Mary M. Barnes, Clerk

