



**Planning Commission and
Zoning Board of Appeals Agenda
Tuesday, January 23, 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 **November 28, 2023**
5. City Administrator's Report
6. Public Comment
7. Unfinished Business
 - a. Comprehensive Plan Review – **Transportation & Infrastructure Sections**
 - b. Comprehensive Plan Review – **Disaster Mitigation Section**
 - c. Review Comprehensive Plan **survey results**
8. New Business
 - a. Motion to recommend to Council **2024 Zoning Map** approval
 - b. Review residential **EV** charging requirements
9. Public Comment
10. Motion to Adjourn

The next regular meeting of the Planning Commission and ZBA is Tuesday, February 27, 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, January 23, 2024 at 5:30 p.m.

1. Chair 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 Dohm and Mathewson, resident Bonnie Farrell, and Clerk Barnes. Alderperson Silver 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 **November 28, 2023** was made by Gerald Bennett-Barker and seconded by Willie Bell McAfee. **Motion carried.**
5. City Administrator's Report included being busy updating the things in everyone's packet and collecting the survey results. Temple Hill Project – QPRO – development is coming along, and plans may be ready by mid-summer. The Enterprise Zone is being prepared for going to Council in February. Zoning Maps have to be passed through the Planning Commission and on to Council to be finished by March 31st each year by law.
6. There was no Public Comment at this time.
7. Unfinished Business:
Alderperson Abraham joined the meeting at 5:35 p.m.
 - a. Comprehensive Plan Review – **Transportation & Infrastructure Sections**
The highlighted parts in your packet show where the updated survey results will be added once we get the results back and finalized. **Please read these sections to see any changes that are proposed as well as the Goals and Action Plan sections to see if anything was missed, check for spelling and grammar and please contact the Administrator if there are any suggestions before next month's meeting. Hopefully, these sections can be finalized then.**
 - b. Comprehensive Plan Review – **Disaster Mitigation Section** – this is currently going through the Public Safety Committee.
 - c. Review Comprehensive Plan **survey results** – The number of respondents has declined over the surveys from 107 for part #1 to only 34 for part #6. Some of this may be because of the holidays. There's still time to receive responses. **If you know of anyone who has not responded yet, please ask them to do so before February 14, 2024.** This will be on next month's agenda again.
8. New Business:
 - a. A Motion to recommend to Council **2024 Zoning Map** approval was made by Gerald Bennett Barker and seconded by Chuck Witkowski.

Per law, we need to send all changes during the previous year by March 31st. We only had three changes this past year. Tri-County Planning Commission will update the map, and make it look good. **Motion carried.**

- b. Review residential **EV** charging requirements – New State Law as of January 1, 2024 states that any new construction of single-family or small-family residences must have at least 1 EV-Capable parking space for every residential unit that has dedicated parking as described in the new EV Charging Act. (A single-family building houses 1 family and a small-family building houses 2-4 families.)

We will have to change the City Zoning Ordinance, which means we have to have a Public Hearing to change it. The Public Hearing will be at next month’s meeting.

Proposed language changes are being added to Chapter 2-10-6A.10.

The new law is quite lengthy and a lot can probably change, so we are going to reference the law so when it changes, we do not always have to change our Zoning Ordinance.

This will affect the Temple Hill Project and they have been given a heads-up about this change.

- 9. Public Comment: The Building next to Haddad’s has been sold, and the closing date for it is February 2, 2024. Hopefully, the current tenants can stay through 2024, but that is still to be determined. Not sure for what the building will be used.

The old Western Avenue repair shop has a new roof and the owners are hoping to remove the fence on the property and make an addition to the current building, perhaps have a new restaurant. Then they want to proceed to build something where the old car wash was located. They have promised no tobacco or alcohol businesses.

A clarification on what is to be done with the results of the survey being taken – that it will be shared in the Comprehensive Plan and open for anyone interested in seeing them.

- 10. A Motion to Adjourn was made by Gerald Bennett-Barker at 5:55 p.m. and seconded by Chuck Witkowski. **Motion carried by voice.**

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

Respectfully submitted,


Mary M. Barnes, City Clerk

