



**Planning Commission and  
Zoning Board of Appeals Agenda  
Tuesday, February 28, 2023 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 24, 2023**
5. City Administrator's Report
6. Public Comment
7. Unfinished Business
  - a. Comprehensive Plan Review – Transportation and Infrastructure Sections
8. New Business
  - b. Review and recommend to Council 2023 Zoning Map approval
9. Public Comment
10. Motion to Adjourn

**The next regular meeting of the Planning Commission and ZBA is Tuesday, March 28, 2023 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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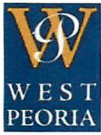
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***Notice of Potential Majority of Quorum of the City Council and its Committees***

*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.*

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Planning Commission and  
Zoning Board of Appeals Official Minutes  
Tuesday, February 28, 2023 at 5:30 p.m.

1. Dan Morse called the meeting to order at 5:30 p.m.
2. Members present were Gerald Bennett-Barker, Cheryl Halm, Sharon McBride, Patrick McDaniels, and Dan Morse. Chair Menke was absent. Also present were City Administrator Krider, Alderpersons Abraham and Dohm, resident Marlene Carter, and Clerk Barnes. 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 **January 24, 2023** was made by Patrick McDaniels and seconded by Cheryl Halm. **Motion carried.**
5. City Administrator's Report included updating the Comprehensive Plan in the two areas for this evening's meeting and working on the Zoning Map that needs to be updated per State law by March 31, 2023. Temple Hill is getting ready for the addition of a 12-unit condo with a panoramic view at the top for residents. It will be 4 stories high including underground parking. Dimensions have been checked with the Airport Authority to make sure that the Air Traffic Control is aware of the construction.  
There has been a movement toward another Business Association. They are planning to hold a St. Patrick's Day Parade that will begin at Crusens II and end at Raber's lot. Hopefully, it will be the first annual St. Pat's Day Parade. There are about 30 entries so far. Shuttle buses will run between businesses at no cost to the riders.  
There are a few empty business buildings in West Peoria: Old Shelton's – that has been sold, old Geier's, the exercise place at the bottom of Sword's Hill, and an empty building on Farmington Road across from Country Club BBQ.
6. There was no Public Comment.
7. Unfinished Business
  - a. Comprehensive Plan Review – Transportation and Infrastructure Sections – **Changes were made to each section for further review next month.** There are no plans at this time or for the next five years concerning Sword's Hill or Farmington Road. There are plans to continue the update of Western Avenue between 2024 – 2028. **Administrator Krider will update maps for the Comprehensive Plan to make them easier to read. Administrator Krider has found a Word Document Survey from 2014 Comprehensive Plan that will be run again in the future.**
8. New Business
  - a. A motion to recommend to Council 2023 Zoning Map approval was made by Gerald Bennett-Barker and seconded by Patrick McDaniels. **Motion carried.**
9. Public Comment: Question: What survey was the Administrator speaking about? The Survey provided by the Tri-County Regional Planning Committee in 2014.

10. A Motion to Adjourn was made by Gerald Bennett-Barker at 5:48 p.m. and seconded by Sharon McBride. **Motion carried by voice.**

**The next regular meeting of the Planning Commission and ZBA is Tuesday, March 28, 2023 at 5:30 p.m.**

Respectfully submitted,

  
Mary M. Barnes, City Clerk

