



**Planning Commission and
Zoning Board of Appeals Agenda
Tuesday, November 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 **September 26, 2023**
5. City Administrator's Report
6. Public Comment
7. Old Business
 - a. Comprehensive Plan Review – Transportation & Infrastructure Sections
 - b. Comprehensive Plan Review – Disaster Mitigation Section
 - c. Review Comprehensive Plan survey results for parts 1 and 2
8. New Business
 - a. Motion to cancel the regular meeting of December 26, 2023
9. Public Comment
10. Motion to Adjourn

The next regular meeting of the Planning Commission and ZBA is Tuesday, January 23, 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, November 28, 2023 at 5:30 p.m.

1. Acting Chair Dan 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, Patrick McDaniels and Chuck Witkowski. Sharon McBride was absent. Also present were Mayor Dillon, City Administrator Krider, Alderperson Dohm, and Clerk Barnes. Alderperson Abraham and residents Priscilla Peterson, Jessica K, 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 **September 26, 2023** was made by Patrick McDaniels and seconded by Chuck Witkowski. **Motion carried.**
5. City Administrator's Report included that there are many things happening around the City now. An update on what's happening at Temple Hill included that they are waiting on a couple of things – surveyors to complete their findings to subdivide the parcel and a study by the Airport to see if they can erect a lookout tower.
The new City Hall is moving along. Demolition started yesterday with only the vault remaining to be taken down. Concrete around the old structure should come up soon. Leveling the area to follow. Construction is slated to start in the spring after all the designing is completed.
On the corner of Rohmann and Sterling, the newest building is still being cleaned and the owner will be looking for renters soon. A new parking lot was also put in next to it.
High Harbor has hit a couple of snags but is continuing to work through them and remodeling the current structure. For additions, Flood Plain regulations have to be checked.
The old car wash is completely demolished, cleaned up and leveled. There is talk that a new strip mall of four units will be built next construction season.
The old automotive place has had an old tree taken down on the empty property next to it. They are not sure what will go into the place yet, but the adjoining lot may be needed for parking. They do not want to put in alcohol or tobacco vendors.
6. There was no Public Comment.
7. Unfinished Business:
Both a. and b. parts of the Comprehensive Plan Review will be looked into during the coming months. They will be kept on the agendas so as not to forget where the Committee left with the review.
The Committee members were asked to please review both and send any suggestions for changes to Administrator Krider before the next meeting.
 - a. Comprehensive Plan Review – Transportation & Infrastructure Sections
 - b. Comprehensive Plan Review – Disaster Mitigation Section
 - c. Review Comprehensive Plan survey results for parts 1 and 2 were reviewed. A comment was made that on Survey part 2 there were several suggestions made by residents who seem to have no idea how local governments work or what areas of work municipalities have control over. Perhaps more education is needed for the general public. Newsletter articles have not worked with so many who

actually took the survey parts 1 and 2 on Facebook. Maybe more education on the Facebook Community page should be considered.

8. New Business:

- a. A Motion to cancel the regular meeting of December 26, 2023 was made by Gerald Bennett-Barker and seconded by Willie Bell McAfee. **Motion carried.**

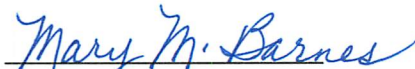
9. There was no Public Comment.

A question was asked by Emily Huff about the results of landlord registration on rental properties. There has been a big response already. Of the 2,000 households in West Peoria, only about 500 are rentals. About 80% of court cases though are for owner-owned, not rental properties.

10. A Motion to Adjourn was made by Gerald Bennett-Barker at 5:50 p.m. and seconded by Chuck Witkowski. **Motion carried by voice.**

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Respectfully submitted,


Mary M Barnes, City Clerk

