



Land Use Committee Agenda
West Peoria City Hall
Wednesday, August 2, 2023 at 6:30 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 **July 5, 2023**
5. Motion to Receive and File the Monthly Financial Report from **June 2023**
6. City Administrator's Report
7. Public Comment
8. Code Enforcement Report
 - a. Permit List
 - b. Work Order List
 - c. Foreclosure/Vacant Structures List – no report
 - d. Nuisance Properties
 - e. Case Detail Report
 - f. Case Summary List
9. Unfinished Business
 - a. Motion to recommend to Council the deletion of Code Book Section 5-4 Massage Businesses
 - b. Motion to recommend to Council amendment to Title 5 Business, Chapter 9 Auto Racing
 - c. Review Code Section 5-3 Adult Businesses – No new update
10. New Business
11. Public Comment
12. Motion to Adjourn

The next regular meeting of the Land Use Committee is Wednesday, September 6, 2023 at 6:30 p.m.

Please join our meeting in person at City Hall or from your computer, tablet, or smartphone.

See page 2 for more information.

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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.



Land Use Committee Official Minutes
West Peoria City Hall
Wednesday, August 2, 2023 at 6:30 p.m.

1. Chair Dohm called the meeting to order at 6:32 p.m.
2. Members present were Chair Dohm and Alderperson Corbett. Alderperson Dillon was absent. Also present were City Administrator Krider, Alderperson Abraham, resident Bonnie Farrell, 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 **July 5, 2023** regular meeting was made by Alderperson Corbett and seconded by Chair Dohm. **Motion carried.**
5. A Motion to receive and file Monthly Financial Report from **June 2023** was made by Alderperson Corbett and seconded by Chair Dohm. **Motion carried.**
6. City Administrator Krider's Report: There will be a meeting of the Greater Peoria Economic Development Council concerning the Enterprise Zone (EZ). There are a few changes to be made for our City – taking a portion of the Zone around the Speedway because it sits in the Flood Plain and they won't be building anything on it and giving it to the Temple Hill project as they prepare to construct the new housing there. Alderperson Corbett asked for an explanation of the EZ. It concerns acreage based on the size of the City. Those developers in the EZ can avoid paying sales tax on building materials for anything that will stay permanently with the property.
There will be a Rezoning request coming soon for the property at 1321 Park Road – the old Sky Harbor – seeking a rezoning to B-2 with a special use to possibly be a cannabis dispensary. This will be going to the Planning Commission on August 22, 2023.
7. Public Comment: There was a question concerning nuisance properties for police in Section 8 housing. This needs to be addressed at the Public Safety Committee meeting.
8. Code Enforcement Report:
 - a. Permit List – was reviewed. A question was asked concerning the reason for high Solar Panels fees as it seems as if the City would want to help people get them. There is much more staff time spent on these permits than on others.
 - b. Work Order List – was reviewed.
 - c. Foreclosure/Vacant Structures List – There is no report at this time.
 - d. Nuisance Properties – There is no such list at this time.
 - e. Case Detail – was reviewed.
 - f. Case Summary – was reviewed. There were 756 violations year-to-date through July 28, 2023. Violations included 200 for weeds/grass height, 191 for garbage/weeds and debris, 115 for wrong-way parking.
9. Unfinished Business:
 - a. A Motion to recommend to Council the deletion of Code Book Section 5-4 Massage Businesses was made by Alderperson Corbett and seconded by Chair Dohm. **Motion carried.**

- b. A Motion to recommend to Council amendment to Title 5 Business, Chapter 9, Auto Racing was made by Alderperson Corbett and seconded by Chair Dohm. After a discussion, it was decided **to Table the discussion until next month's meeting.** **Motion Tabled to next month.**
- c. Review **Code Section 5-3 Adult Businesses** – No new update at this time. **Please be prepared to discuss this at next month's meeting. What is needed is a definition of "adult content".**


10. There was no New Business.

11. There was no Public Comment.

12. A Motion to Adjourn was made by Alderperson Corbett at 7:19 p.m. and seconded by Chair Dohm.
Motion carried.

The next regular meeting of the Land Use Committee is Wednesday, September 6, 2023 at 6:30 p.m.

Respectfully submitted,


Mary M. Barnes, Clerk

