



**Planning Commission and
Zoning Board of Appeals Agenda
Tuesday, September 26, 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 **August 22, 2023**
5. City Administrator's Report
6. Public Comment
7. Public Hearing: The purpose of this Public Hearing is to consider the issuance of a Special Use Permit authorizing automobile sales, including outdoor display or storage (Code Section 2-6-3 B.3) for the property at **3118 W. Farmington Rd., West Peoria, IL 61604.**
 - a. Motion to Open the Public Hearing
 - b. Swearing in of Witnesses
 - c. Presentation
 - d. Other Witness Testimony
 - e. Motion to Finally Close the Public Hearing
8. Certification of Findings of Facts for the **Special Use of 3118 W. Farmington Rd.**, automobile sales, including outdoor display or storage
9. Consideration and Possible Action for the **Special Use of 3118 W. Farmington Rd.**, automobile sales, including outdoor display or storage
10. Public Hearing: The purpose of this Public Hearing is to consider granting a variance from **Section 2-2-10 B 1 & 2** of the West Peoria City Code. The purpose of the variances is to permit five (5) feet, in height, fence and two (2) eight (8) feet, in height, gates in the front yard to help prevent further criminal damage to the property at **2921 W. Farmington Rd., West Peoria, IL 61604.**
 - a. Motion to Open the Public Hearing
 - b. Swearing in of Witnesses
 - c. Presentation
 - d. Other Witness Testimony
 - e. Motion to Finally Close the Public Hearing
11. Certification of Findings of Facts for the Variance for **Section 2-2-10 B 1 & 2**
12. Motion to recommend to Council action on Variance for **Section 2-2-10 B 1 & 2**
13. Unfinished Business
 - a. Comprehensive Plan Review – Transportation and Infrastructure Sections
 - b. Comprehensive Plan Review – Disaster Mitigation Section

c. 2014 & 2022 Survey Review – Reworded Draft

14. New Business

15. Public Comment

16. Motion to Adjourn

The next regular meeting of the Planning Commission and ZBA is Tuesday, October 24, 2023 at 5:30 p.m.

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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, September 26, 2023 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, Emily Huff, Sharon McBride, Patrick McDaniels, and Chuck Witkowski. Gerald Bennett-Barker and Willie McAfee were absent. Also present were Mayor Dillon, City Administrator Krider, Alderperson Dohm, residents and guests Missy & Chris Ohl, and Rafeeq Al-Hashemi and his son, and Clerk Barnes. Residents Priscilla Peterson and Susan Schlupp attended remotely, as did guest Kelle Williams.
3. There were no Additions to/or Deletions from the Agenda.
4. A Motion to approve the Minutes from the last regular meeting of **August 22, 2023** was made by Sharon McBride and seconded by Patrick McDaniels. **Motion carried.**

Willie McAfee joined the meeting at 5:32 p.m.

5. City Administrator's Report included that she has been working on the Public Hearings for this evening's meeting. High Harbor is continuing the work on the dispensary, and we hope to see plans soon. The old car wash has been demolished and clean up on the site should begin tomorrow. Next month there will be a Public Hearing for a PUD (Planned Unit Development) for the Hindu Temple.
6. Public Comment: There is a car parked in front of a hydrant on Kellogg that is parked there a lot. And how close can someone park to a personal driveway? It was suggested to go to the Public Safety meeting with this concern. Administrator Krider said she would **mention it to Code Enforcement Officer Wallace.**
7. Public Hearing: The purpose of this Public Hearing is to consider the issuance of a Special Use Permit authorizing automobile sales, including outdoor display or storage (Code Section 2-6-3 B.3) for the property at **3118 W. Farmington Rd., West Peoria, IL 61604.**
 - a. A Motion to Open the Public Hearing was made by Chuck Witkowski and seconded by Sharon McBride at 5:35 p.m. **Motion carried.**
 - b. Swearing in of Witness Rafeeq Al-Hashemi was done by Clerk Barnes.
 - c. Presentation by City Administrator Krider. Questions were answered by Rafeeq Al-Hashemi.
 - d. Other Witness Testimony – There were no other witnesses.
 - e. A Motion to Finally Close the Public Hearing was made by Patrick McDaniels at 5:45 p.m. and seconded by Sharon McBride. **Motion carried.**

Alderperson Abraham joined the meeting at 5:39 p.m.

8. Certification of Findings of Facts for the Special Use of 3118 W. Farmington Rd., automobile sales, including outdoor display or storage. A. Yes/All Agreed B. Yes/All Agreed C. Yes/All Agreed D. Yes/All Agreed E. Yes/All Agreed
Paperwork for the Certification of Facts was signed by all the Board members present.
9. Consideration and Possible Action for the Special Use of 3118 W. Farmington Road, automobile sales, including outdoor display or storage.

10. A Motion to recommend to Council action for the Special Use of 3118 W. Farmington Road with conditions was made by Sharon McBride and seconded by Patrick McDaniels. **Motion carried.** Paperwork for the Recommendation was signed by all the Board Members present.

11. Public Hearing: The purpose of this Public Hearing is to consider granting a variance from Section 2-2-10 B 1 & 2 of the West Peoria City Code. The purpose of the variances is to permit five (5) feet, in height, fence and two (2) eight (8) feet, in height, gates in the front yard to help prevent further criminal damage to the property at 2921 W. Farmington Rd., West Peoria, IL 61604.

a. A Motion to Open the Public Hearing was made by Willie McAfee at 5:55 p.m. and seconded by Patrick McDaniels. **Motion carried.**

b. Swearing in of Witness Chris Ohl was done by Clerk Barnes.

c. Presentation by City Administrator Krider. Questions were answered by Chris Ohl.

d. Other Witness Testimony – There were no other witnesses.

e. A Motion to Finally Close the Public Hearing was made by Sharon McBride at 6:08 p.m. and seconded by Chuck Witkowski. **Motion carried.**

12. Certification of Findings of Fact for the Variance for Section 2-2-10 B 1 & 2 1.True /All Agreed 2.True /All but one agreed 3. True/All Agreed 4. True/All but one agreed. 5.True/All Agreed Paperwork for the Certification of Facts was signed by all but one of the Board members.

13. A Motion to recommend to Council action for the Variance for Section 2-2-10 B 1 & 2 was made by Patrick McDaniels and seconded by Willie McAfee. **Motion carried.** Paperwork for the Recommendation was signed by all but one of the Board Members present.

14. Unfinished Business:

Both a and b were tabled until next month's meeting since there are no updates at this time.

a. Comprehensive Plan Review – Transportation and Infrastructure Sections

b. Comprehensive Plan Review – Disaster Mitigation Section

c. 2014 & 2022 Survey Review – Reworded Draft was reviewed and will be sent to residents in various **forms** to be returned, in whole, by a February 14, 2024 deadline, giving time for all to complete.


15. There was no New Business.

16. There was no Public Comment.

17. A Motion to Adjourn was made by Sharon McBride at 6:23 p.m. and seconded by Willie McAfee. **Motion carried by voice.**

The next regular meeting of the Planning Commission and ZBA is Tuesday, October 24, 2023 at 5:30 p.m.

Respectfully submitted,


Mary M. Barnes, City Clerk

