



Land Use Committee Agenda
West Peoria City Hall
Wednesday, October 4, 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 **September 6, 2023**
5. Motion to Receive and File the Monthly Financial Report from **August 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
 - d. Nuisance Properties
 - e. Case Detail Report
 - f. Case Summary List
9. Unfinished Business
 - a. Review of Code Section 5-3 Adult Businesses – Discussion of “Adult Content”
10. New Business
 - a. Enterprise Zone Updates
11. Public Comment
12. Motion to Adjourn

The next regular meeting of the Land Use Committee is Wednesday, November 1, 2023 at 6:30 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.



Land Use Committee Official Minutes
West Peoria City Hall
Wednesday, October 4, 2023 at 6:30 p.m.

1. Chair Dohm called the meeting to order at 6:30 p.m.
2. Members present were Chair Dohm, Alderpersons Corbett and Dillon. Also present were Mayor Dillon, City Administrator Krider, 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 **September 6, 2023** regular meeting was made by Alderperson Corbett and seconded by Alderperson Dillon. **Motion carried.**
5. A Motion to receive and file the Monthly Financial Report from **August 2023** was made by Alderperson Dillon and seconded by Alderperson Corbett. **Motion carried.**
6. City Administrator Report included finalizing the Special Use and Variance permits from the last meeting of the Planning Commission and Zoning Board of Appeals. There has been some work going on for the Enterprise Zone concerning the Temple Hill project.
7. There was no Public Comment at this time.
8. Code Enforcement Report
 - a. Permit List – was reviewed.
 - b. Work Order List - was reviewed. Correction: Under CE-23-595 should have been \$89.00 not \$505.62. \$505.62 is the total. The paperwork has been corrected.
 - c. Foreclosure/Vacant Structures List – There is no such list at this time. Taking longer to get set up than first thought.
 - d. Nuisance Properties – No list at this time.
 - e. Case Detail – was reviewed. Code Enforcement Officer Wallace has been busy.
 - f. Case Summary – was reviewed. Of the 1,088 violations – year-to-date through September 29, 2023, 363 violations were for weed/grass height, 267 violations were garbage/debris related, 142 violations were from wrong-way parking.
9. Unfinished Business:
 - a. Review of Code Section 5-3 Adult Businesses – Discussion of “Adult Content”
Revise definitions? No, just clean up what we have and keep what is relevant. **Please review the Code Book section before next month’s meeting.**
10. New Business:
 - a. Enterprise Zone Updates – Current map was reviewed. QPRO asked to be included in the Enterprise Zone for the Temple Hill project. The City is almost at the limit that we have in property inside the Enterprise Zone. The thinking is to take the Speedway property out of the EZ and place that part to the Temple Hill project. It would be difficult to take advantage of the EZ benefits in the Flood Plain. Benefits are 1) no sales tax on materials for building and 2) property tax abatement – but this cannot be used if the property is in a TIF District.

Perhaps this would be a good time to look at other properties in the Flood Plain to shift to other businesses along Western. The Committee agreed to move forward with the proposed amendments.

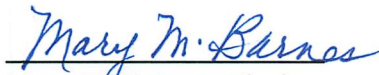
City Administrator Krider will keep the Committee informed of further updates.

11. Public Comment: Question: Is the Speedway moving? Not that the City knows at this time. Will the Flea Market be back next year? As far as we know, yes.

12. A Motion to Adjourn was made by Alderperson Dillon at 7:05 p.m. and seconded by Alderperson Corbett. **Motion carried.**

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Respectfully submitted,



Mary M. Barnes, Clerk

