



**Land Use Committee Agenda**  
**West Peoria City Hall**  
**Wednesday, September 7, 2022 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 August 3, 2022
5. Motion to Receive and File the Monthly Financial Reports from July 2022
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 – N/A
  - e. Case Detail List
  - f. Case Summary List
9. Unfinished Business
  - a. 2022 Inventory List
  - b. Special Events Ordinance - discussion
10. New Business
  - a. Motion to recommend to Council the declaration of surplus property and authorizing the sale of such surplus
  - b. Motion to recommend to Planning Commission and ZBA possible Special Use
  - c. Motion to authorize changes to the Peoria Urban Enterprise Zone
11. Public Comment
12. Adjournment

**The next regular meeting of the Land Use Committee is Wednesday, October 5, 2022, 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**

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 be in attendance at this meeting. This event is designed to discuss City matters according to Committee descriptions.



Land Use Committee Official Minutes  
West Peoria City Hall  
Wednesday, September 7, 2022 at 6:30 p.m.

1. Chair Dohm called the meeting to order at 6:38 p.m.
2. Members present were Chair Dohm, Alderpersons Abraham and Ruskusky. Also present were City Administrator Krider, residents Marlene Carter, Bonnie Farrell, and Priscilla Peterson who attended remotely, and Clerk Barnes.
3. There were no Additions to/or Deletions from the Agenda.
4. A Motion to approve the Minutes of the August 3, 2022 regular meeting was made by Alderperson Abraham and seconded by Alderperson Ruskusky. **Motion carried.**
5. A Motion to receive and file Monthly Financial Reports for July 2022 was made by Alderperson Ruskusky and seconded by Alderperson Abraham. **Motion carried.**
6. City Administrator's Report included meeting with business owners looking for a place in West Peoria. There will be an event at High Harbor this weekend. The Event Application is going well, though there needs to be a bit of tweaking of the Fee Schedule. We will need to take a look at the end of the season to see what can be done.  
There is a Business Owner's meeting Monday, September 12, 2022 at Raber's, open to all businesses of West Peoria. Of the 63 businesses in West Peoria only about three have come to the meetings. The meeting is for all businesses, not just those on Farmington Road. We will keep spreading the word. It's a great opportunity for businesses to come together, get to know one another, support each other, speak as a group, and even advertise their businesses.  
The Inventory List is still being compiled and items that do not have a model number on them are being labeled. Included in the work of the Inventory is the switching around of a few things in the building next door that will make the inventory there go more smoothly.
7. Public Comment: Jimmy's Bar is celebrating the ½ year anniversary of St. Patrick's Day. Also, October is the last day of the Flea Market at the Speedway on the 2<sup>nd</sup> Sunday of the month. It was packed last month.
8. Code Enforcement Report
  - a. Permit List was reviewed. It is now being presented by expiration date to help keep track of the whole process better.
  - b. Work Order List was reviewed. There have been lots of complaints this year and some will result in liens being placed on those properties.
  - c. Foreclosure/Vacant Structures List was reviewed. It has grown this past month.
  - d. Nuisance Properties – The Nebraska property is still in process. The Title work has been ordered and once that is finalized, we can proceed towards demolition.
  - e. Case Detail List was reviewed.
  - f. Case Summary List was reviewed.
9. Unfinished Business
  - a. 2022 Inventory List – **Was Tabled until next month.** Alderperson Ruskusky thanked Administrator Krider for her work in accomplishing this large task.

Mayor Dillon joined the meeting at 6:54 p.m.

b. Special Events Ordinance – discussion

The Fee Schedule for this application is simply not working. It needs to be redesigned to accommodate businesses and staff. **This will be put on the agenda in December** to begin a new look for next Fiscal Year. Think about how to accomplish this. How do we charge – per event? Per year? Per application? There may be other issues and the City is learning by the process of trial and error.

10. New Business

a. A Motion to recommend to Council the declaration of surplus property and authorizing the sale of such surplus was made by Alderperson Abraham and seconded by Alderperson Ruskusky. Discussion centered around how to sell it, as sealed bid or outright? It was decided to sell outright. **Motion carried.**

b. A Motion to recommend to Planning Commission and ZBA possible Special Use was made by Alderperson Ruskusky and seconded by Alderperson Abraham. There will be two hearings coming up at the Council Meeting at the end of September concerning Unity Point: One that asks for zoning code language to include “hospital” as a Special Use. A second hearing to actually zone the property at 2223 West Heading to R-2 with Special Use as a hospital. **Motion carried.**

c. A Motion to authorize changes to the Peoria Urban Enterprise Zone was made by Alderperson Ruskusky and seconded by Alderperson Abraham. Adding High Harbor to the Enterprise Zone may help it grow, but the allotment of space was too great, so some area of the Speedway that will not be used for future planning is to be deleted from the Enterprise Zone. **Motion carried.**

11. Public Comment: The Residents’ Association meeting will be held on September 15, 2022 at 6 p.m. at City Hall. Mary Sparks Thompson, President of UnityPoint Health-Unity Place will share updates regarding the Young Minds Institute, the new Child and Adolescent Behavioral Health Center planned to be located in the Former Heddington Oaks facility. All are invited to attend.

This weekend Illinois Central College will be holding its Landscaping Expo from 9-3 on Saturday 10, 2022. Anyone interested may attend. This could be useful if the City decides to make small green spaces in various areas.

12. A Motion to Adjourn was made by Alderperson Ruskusky at 7:15 p.m. and seconded by Alderperson Abraham. **Motion carried.**

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Respectfully submitted,

  
Mary M. Barnes, Clerk

