



Land Use Committee Agenda
West Peoria City Hall
Wednesday, December 6, 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 **November 1, 2023**
5. Motion to Receive and File the Monthly Financial Report from **October 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. Case Detail Report
 - e. Case Summary List
9. Unfinished Business
 - a. Review of Code Section 5-3 Adult Businesses – no new update
 - b. Enterprise Zone - discussion
10. New Business
 - a. City Hall updates
11. Public Comment
12. Motion to Adjourn

The next regular meeting of the Land Use Committee is Wednesday, January 3, 2024 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, December 6, 2023 at 6:30 p.m.

1. Chair Dohm called the meeting to order at 6:35 p.m.
2. Members present were Chair Dohm, Alderpersons Corbett and Dillon. Also present were City Administrator Krider, Alderpersons Abraham, Menke, and Ruskusky, resident Marlene Carter, and Clerk Barnes. Residents Priscilla Peterson, Susan Schlupp and John Siewert II attended remotely.
3. There was an Addition to the Agenda, adding Electric Vehicle Charging Requirements for Residential Construction to New Business, 10b.
4. A Motion to approve the Minutes from the **November 1, 2023** regular meeting was made by Alderperson Dillon and seconded by Alderperson Corbett. **Motion carried.**
5. A Motion to receive and file the Monthly Financial Report from **October 2023** was made by Alderperson Dillon and seconded by Alderperson Corbett. **Motion carried.**
6. City Administrator Report was covered later in the meeting.
7. There was no Public Comment at this time.
8. Code Enforcement Report
 - a. Permit List – was reviewed.
 - b. Work Order List – was reviewed. There will be some liens filed in the next month.
 - c. Foreclosure/Vacant Structures List – there is no list at this time. It has been a year since we switched companies, and if a log-in is not soon set up, the Administrator may begin looking for another company. The checks are still coming, just no log-in for us to use.
 - d. Case Detail Report – was reviewed.
 - e. Case Summary List – was reviewed. Of the 1269 violations year-to-date through November 30, 2023, 388 were for Weed/Grass Height; 330 were for Weed/Debris – Property Free & Clean; and 178 were for wrong-way parking.
9. Unfinished Business:
 - a. Review of Code Section 5-3 Adult Businesses – no new update at this time.
 - b. Enterprise Zone – Administrator Krider received a letter yesterday asking to verify which parcels are to be changed, and surveyors have been engaged. The County will have a Public Hearing in January, and February and March for participants to vote on it.
10. New Business:
 - a. City Hall updates – the layout of the design for the building is about 90% complete. With just a bit more, the architects want to start contacting contractors and begin the bidding process in March. By next Tuesday, December 12, 2023 it is hoped to have two different outside designs to present to the Council for decision-making.
This topic will be added to the agendas from now until the building is completed.
 - b. Added to the Agenda: Electric Vehicle Charging Requirements for Residential Construction

Public Act 103-0053 is a new State law going into effect on January 1, 2024. "Any new single-family residence or small multifamily residence must have at least one EV-capable (Electric Vehicle) parking space for every residential unit that has dedicated parking. A small multifamily residence is defined as a building that accommodates two to four families."

Similar requirements for larger multifamily residential buildings at different capacities will take effect further down the calendar. As a result of this new law City zoning requirements will need to change and there will be a Public Hearing on it in January.

11. Public Comment: Question: How is the landlord registration coming along? Responses have been good so far. Office Assistant Zych is researching to find more responses in this open-ended project. Question: If we can't require registration, wouldn't it be a good idea to make it a requirement? To do so would take a ballot referendum. We're getting good cooperation this way.

12. A Motion to Adjourn was made by Alderperson Corbett at 7:09 p.m. and seconded by Alderperson Dillon. **Motion carried.**

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Respectfully submitted,



Mary M. Barnes, Clerk

