



Land Use Committee Agenda
West Peoria City Hall
Wednesday, January 3, 2024 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 **December 6, 2023**
5. Motion to Receive and File the Monthly Financial Reports from **November 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. City Hall updates
 - b. Review of Code Section 5-3 Adult Businesses
 - c. Enterprise Zone
10. New Business
 - a. Review of FY2025 Budget
 - b. Review and recommend to Planning Commission and ZBA TIF and Zoning Maps Review
 - c. Review and recommend to Planning Commission and ZBA EV-Capable Parking Space Requirements
11. Executive Session Review for the purpose of Reviewing Previous Minutes 5 ILCS Section 2 (c) (21) (Illinois Compiled Statutes)
12. Return from Executive Session
Roll call
13. Actions Arising from Executive Session
 - a. Motion to approve of the Minutes of the Executive Session
 - b. Motion to Release/Retain Minutes of the Executive Session
14. Public Comment
15. Motion to Adjourn

The next regular meeting of the Land Use Committee is Wednesday, February 7, 2024 at 6:30 p.m.

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

<https://meet.goto.com/110157205>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States (Toll Free): 1 866 899 4679

- One-touch: <tel:+18668994679,,110157205#>

Access Code: 110-157-205

Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

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, January 3, 2024 at 6:30 p.m.

1. Chair Dohm called the meeting to order at 6:37 p.m.
2. Members present were Chair Dohm, Alderpersons Corbett and Dillon. Also present were Administrator Krider, Alderperson Menke, residents Marlene Carter and John Siewert II, and Clerk Barnes. Alderperson Silver and 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 **December 6, 2023** regular meeting was made by Alderperson Dillon and seconded by Alderperson Corbett. **Motion carried.**
5. A Motion to receive and file Monthly Financial Report from **November 2023** was made by Alderperson Corbett and seconded by Alderperson Dillon. **Motion carried.**
6. The City Administrator's Report included working on the first draft of the FY2025 Budget, and working on the Enterprise Zone Amendment, to be covered under 10b of the Agenda.
Included in the packets for this meeting was the Rental Registration Report. There are 535 non-owner-occupied properties. 214 postcards were mailed out to West Peoria presumed landlords based on the Peoria County GIS (Geographic Information System) report. 89 emails were sent to previous landlords from our current database. The City posted a Rental Registration notice on the website, the Facebook West Peoria Community page, and the Simplicity App with a link to our Rental Registration form for ease of updating information. Responses have been: 80 landlords at the end of November, with 276 addresses currently confirmed which is over 51% responsiveness. 12 postcards were returned as undeliverable.
7. Public Comment: Question – Are Air B&Bs included in those Rental Registrations? No. Shouldn't they be paying us taxes? **This will be checked into.**
8. Code Enforcement Report:
 - a. Permit List was reviewed. There were 129 permits issued this past year.
 - b. Work Order List was reviewed. Fines need to be paid by the 19th or filing a lien against the properties will be done.
 - c. Foreclosure/Vacant Structures List was reviewed. It was decided to continue presenting the information the way it is currently being done.
 - d. Case Detail Report was reviewed.
 - e. Case Summary List was reviewed. There were 1,343 year-to-date violations, (through December 22, 2023). Of those violations, 388 were for Weeds/Grass Height; 353 for Weeds/ Debris; 207 for Wrong-way parking; 51 for Toters for Curbside Collection; 50 for Parking on Unpaved surfaces; 49 for Inoperable Vehicles; and 42 for Snow Ban violations.
9. Unfinished Business:
 - a. City Hall updates – decisions are being made about façades, some colors, placement of windows, etc. 80% of materials will need to be decided upon by January 18 to begin the process for bidding. Depending on numbers, some decisions may have to be altered.Mayor Dillon joined the meeting at 7:08 p.m.

- b. Review of Code Section 5-3 Adult Businesses – This will be dropped from the agenda for the time being and brought back as needed.
- c. Enterprise Zone – Currently the properties in the Enterprise Zone are being surveyed.

10. New Business:

- a. FY2025 Budget Discussion – **Next month there will be a continuation of reviewing the Budget for FY2025.**
- b. A Motion to recommend to Planning Commission and ZBA TIF and Zoning Maps Review was made by Alderperson Dillon and seconded by Alderperson Corbett. **Motion carried.**
A question concerning the burnt adult-use building on Farmington Road was discussed. **There needs to be a deadline for a decision regarding what will happen to it.**
- c. A Motion to recommend to Planning Commission and ZBA EV-Capable Parking Space Requirements was made by Alderperson Corbett and seconded by Alderperson Dillon. **Motion carried.**

11. A Motion to enter into Executive Session for the purpose of Reviewing Previous Minutes 5 ILCS Section 2 (c) (21) (Illinois Compiled Statutes) was made by Alderperson Corbett at 7:20 p.m. and seconded by Alderperson Dillon. **Motion carried.**

12. Return from Executive Session at 7:30 p.m.
Roll Call: Chair Dohm, Alderpersons Corbett and Dillon

13. Actions Arising from Executive Session:

- a. A Motion to Approve the Minutes of the **July 5, 2023** Executive Session was made by Alderperson Corbett and seconded by Alderperson Dillon. **Motion carried.**
- b. A Motion to Release the Minutes of the **July 5, 2023** Executive Session was made by Alderperson Corbett and seconded by Alderperson Dillon. **Motion carried.**

- c. A Motion to Approve the Minutes of the following **15 Land Use Committee** Executive Sessions was made by Alderperson Corbett and seconded by Alderperson Dillon. **Motion carried.**

April 12, 1999	May 10, 1999	August 5, 1999	November 4, 1999
November 24, 2003	April 26, 2004	May 24, 2004	February 15, 2006
April 18, 2007	February 26, 2008	February 16, 2011	September 21, 2011
June 20, 2012	May 15, 2013	June 18, 2014	

14. There was No Public Comment.

15. A Motion to Adjourn was made by Alderperson Corbett at 7:33 p.m. and seconded by Alderperson Dillon. **Motion carried by voice.**

The next regular meeting of the Land Use Committee is Wednesday, February 7, 2024 at 6:30 p.m.

Respectfully submitted,


Mary M. Barnes, Clerk

