



**Land Use Committee Agenda**  
**West Peoria City Hall**  
**Wednesday, September 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 the Minutes from the Regular Meeting of **August 2, 2023**
5. Motion to Receive and File the Monthly Financial Reports from **July 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. Motion to recommend to Council amendment to **Title 5 Business, Chapter 9 Auto Racing**
  - b. Review of **Code Section 5-3 Adult Businesses** – Discussion of “Adult Content” – will be reviewed in October.
10. New Business
11. Public Comment
12. Motion to Adjourn

**The next regular meeting of the Land Use Committee is Wednesday, October 4, 2023 at 6:30 p.m.**

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

**PLEASE NOTE:**

**For September the Finance and Land Use Committee online link will be the same.  
If you are planning to attend both meetings, you will only have to log on once.**

**See page 2 for meeting information.**

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

<https://meet.goto.com/226136173>

You can also dial in using your phone.  
(For supported devices, tap a one-touch number below to join instantly.)

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- One-touch: <tel:+18773092073,,226136173#>

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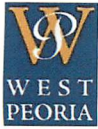
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***Notice of Potential Majority of Quorum of the City Council and its Committees***

*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.*

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Land Use Committee Official Minutes  
West Peoria City Hall  
Wednesday, September 6, 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 Alderpersons Abraham and Mathewson, residents Marlene Carter, Bonnie Farrell, and Clerk Barnes. Residents Priscilla Peterson, Susan Schlupp, and John Siewert II attended remotely.
3. There were no Additions to/or Deletions from the Agenda.
4. A Motion to approve the Minutes from the **August 2, 2023** regular meeting was made by Alderperson Corbett and seconded by Alderperson Dillon. **Motion carried.**
5. A Motion to receive and file Monthly Financial Report from **July 2023** was made by Alderperson Dillon and seconded by Alderperson Corbett. **Motion carried.**
6. City Administrator Report – written:  
Two hearings are scheduled for the September 26th meeting of the Planning Commission & Zoning Board of Appeals concerning a Special Use Permit for a used car sales lot, and a Variance for 5-foot, cast iron fence with 8-foot gates – both located on Farmington Road.  
A change to a Special Use Permit for a business title change to reflect the new ownership will take place at the Council Meeting on September 12, 2023.
7. There was no Public Comment at this time.
8. Code Enforcement Report
  - a. Permit List – was reviewed.
  - b. Work Order List – was reviewed.
  - c. Foreclosure/Vacant Structures List – There is no list at this time.
  - d. Nuisance Properties – There is no list at this time.
  - e. Case Detail – was reviewed.
  - f. Case Summary - was reviewed. Of the 917 year-to-date violations, 281 were for Weeds/Grass violations, 227 were for Garbage and Debris violations, and 132 were for wrong-way parking.
9. Unfinished Business:
  - a. A Motion to recommend to Council amendment to **Title 5 Business, Chapter 9 Auto Racing** was made by Alderperson Dillon and seconded by Alderperson Corbett. **Motion carried.**
  - b. Review of Code Section 5-3 Adult Businesses – Discussion of “Adult Content” **will be reviewed in October.**
10. There was no New Business.
11. Public Comment – Question about a property on the Work Order list whether monies spent cleaning up the property could be recouped through a bank if it was a foreclosure? It is likely to be a tax property up for auction, so no, the City will probably lose that money.

Permits given for residences have a time limit on them. Do businesses that get permits have time limits on them as well? Yes. They may be extended for certain reasons.

12. A Motion to Adjourn was made by Alderperson Dillon at 6:54 p.m. and seconded by Alderperson Corbett. **Motion carried.**

**The next regular meeting of the Land Use Committee is Wednesday, October 4, 2023 at 6:30 p.m.**

Respectfully submitted,

  
Mary M. Barnes, Clerk

