



**Land Use Committee Agenda**  
**West Peoria City Hall**  
**Wednesday, July 5, 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 **June 7, 2023**
5. Motion to Receive and File the Monthly Financial Reports from **May 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 – No report
  - d. Nuisance Properties – No report
  - e. Case Detail Report
  - f. Case Summary List
9. Unfinished Business
  - a. Motion to recommend to Council the deletion of Code Book Section 5-4 Massage Businesses
  - b. Review West Peoria Code Book Section 5-3 Adult Businesses – No new update
10. New Business
  - a. Review City Inventory and Property List
  - b. Review Title 5, Chapter 9 Auto Racing
11. Motion to enter into Executive Session 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 the Minutes of the **January 4, 2023** Executive Session
  - b. Motion to Retain/Release the Minutes of the **January 4, 2023** Executive Session
14. Public Comment
15. Motion to Adjourn

The next regular meeting of the Land Use Committee is Wednesday, August 2, 2023 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/596333301>

You can also dial in using your phone.

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

United States (Toll Free): 1 877 309 2073

- One-touch: <tel:+18773092073,,596333301#>

Access Code: 596-333-301

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, July 5, 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 City Administrator Krider, Alderpersons Abraham, Mathewson, and Menke, resident Priscilla Peterson, and Clerk Barnes. Resident Susan Schlupp attended remotely.
3. There were no Additions to/or Deletions from the Agenda.
4. A Motion to approve the Minutes from the **June 7, 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 **May 2023** was made by Alderperson Corbett and seconded by Alderperson Dillon. **Motion carried.**
6. The City Administrator's Report included that there is a new business association for all businesses in West Peoria that is going by the name of CORES – Commercial Owners Retail, Entertainment, and Services. They meet on the 3<sup>rd</sup> Monday of each month at 3:00 p.m. For more information contact City Hall about where they will be meeting next.
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 was no report at this time. The company the City had been using for vacant property registration, ProChamps, has filed for liquidation. We are researching Hera as another company to use.
  - d. Nuisance Properties – There was no report at this time.

Concerning the fire last month at the apartments on Radan Court, the demolition group is working with the IEPA (Illinois Environmental Protection Agency) and was in this week for a demolition permit.

Question: What about the property on Farmington that burned last year? Any timeline on when that will be demolished? No. Having spoken with the Flood Plain Administrator, the owner can only remodel, not demolish and rebuild because it is in the Flood Plain.

**Administrator Krider will check to see where the owner is in his decision.**
  - e. Case Detail – was reviewed.
  - f. Case Summary – was reviewed. Year-to-date through June 29<sup>th</sup> there have been 161 violations of garbage/weeds/debris in yards; 156 of weed/grass height; 105 wrong-way parking.
9. Unfinished Business
  - a. A Motion to recommend to Council the deletion of Code Book Section 5-4 Massage Businesses was made by Alderperson Dillon and seconded by Alderperson Corbett. Discussion led to wanting to see what State statutes read on this topic. **This is to be put back on next month's agenda.** **Motion failed.**

- b. Review West Peoria Code Book Section 5-3 Adult Businesses – No new update at this time.

10. New Business

- a. Review City Inventory and Property List

A Motion to send the City Inventory and Property List to Council for Approval was made by Alderperson Corbett and seconded by Alderperson Dillon. **Motion carried.**

- b. Review Title 5, Chapter 9 Auto Racing – **Committee members were asked to review the Code Book as is currently written and be prepared to speak to the wording that was written in 1981 prior to the City’s existence by next month’s meeting. Any other ideas about the feasibility of what is there will be appreciated as well.**

Alderpersons Abraham, Mathewson, and Menke left the meeting at 7:17 p.m.

- 11. A Motion to enter into Executive Session for the purpose of Review of Previous Minutes 5 ILCS Section 2 (c ) (21) (Illinois Compiled Statutes) was made by Alderperson Corbett at 7:18 p.m. and seconded by Alderperson Dillon. **Motion carried.**

- 12. Return from Executive Session at 7:24 p.m.

Roll Call: Chair Dohm, Alderpersons Corbett and Dillon

- 13. Actions Arising from Executive Session

- a. A Motion to Approve the Minutes from the **January 4, 2023** Executive Session was made by Alderperson Dillon and seconded by Alderperson Corbett. **Motion carried.**


- b. A Motion to Release the Minutes of the **January 4, 2023** Executive Session was made by Alderperson Corbett and seconded by Alderperson Dillon. **Motion carried.**

- 14. Public Comment: More residents seem to be reading Ordinances when cited on the Community page. Just as a reminder: The Community Facebook page is not officially from City Hall. Comments will not be addressed unless they are brought to City Hall.

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

**The next regular meeting of the Land Use Committee will be Wednesday, August 2, 2023 at 6:30 p.m.**

Respectfully submitted,

  
Mary M. Barnes, Clerk

