Planning Commission and
Zoning Board of Appeals Agenda
West Peoria City Hall
Tuesday, September 28, 2021 at 5:30 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 24, 2021

5. City Administrator's Report

6. Public Comment

7. The purpose of this Public Hearing is to consider approval of the 2nd Amended Preliminary PUD Plan and the 2nd Amended Preliminary PUD Plan Phase 3 Area for the Nirvana Gardens Subdivision.
    a. Motion to Open the Public Hearing
    b. Swearing in of Witnesses
    c. Presentation by Prakash Babu
    d. Other Witness Testimony
    e. Motion to Close the Public Hearing

8. Certification of Findings of Fact for the 2nd Amended Preliminary PUD Plan

9. Motion to recommend to Council approval of the 2nd Amended Preliminary PUD Plan

10. Certification of Findings of Fact for the 2nd Amended Preliminary PUD Plan Phase 3 Area

11. Motion to recommend to Council approval of the 2nd Amended Preliminary PUD Plan Phase 3 Area

12. Unfinished Business
    a. Comprehensive Plan – Community Overview & Population

13. New Business
    a. Review Zoning Ordinance changes to add Tiny House regulations

14. Public Comment

15. Adjournment

The next regular meeting of the Planning Commission is Tuesday, October 26, 2021 at 5:30 p.m.

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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.

Planning Commission and
Zoning Board of Appeals Official Minutes
West Peoria City Hall
Tuesday, September 28, 2021 at 5:30 p.m.

1. Chair Sharon McBride called the meeting to order at 5:30 p.m.

2. Members present were Chair Sharon McBride, Gerald Bennett-Barker, Jerry Meismer, Mike Menke, Dan Morse, and Casey Spencer. Patrick McDaniels was absent. Also present were Mayor Dillon, City Administrator Krider, Alderpersons Abraham, Dohm, and Mathewson, residents Ratna and Prakash Babu, Bonnie Farrell, Charles Walker, and Priscilla Peterson, who attended remotely, and Clerk Barnes. City Attorney Connor and Alderperson Silver attended remotely.

3. There were no Additions to/or Deletions from the Agenda.

4. A Motion to approve the Minutes of the last regular meeting of August 24, 2021 was made by Mike Menke and seconded by Dan Morse. **Motion carried.**

5. The City Administrator has been working on tonight's Public Hearing preparation and on the information for incorporating tiny houses into our Code Book.

6. There was no Public Comment offered.

7. The purpose of this Public Hearing is to consider approval of the 2nd Amended Preliminary PUD Plan and the 2nd Amended Preliminary PUD Plan Phase 3 Area for the Nirvana Gardens Subdivision.
    a. A Motion to Open the Public Hearing was made by Gerald Bennet-Barker and seconded by Mike Menke. **Motion carried.**
    b. Swearing in of Witness Prakash Babu was done by Clerk Barnes.
    c. Presentation by Prakash Babu included history of the process. This was followed by several questions concerning the future and where things will go from here. No marketing has been done for the single-family homes as of now because of supply lines and setbacks due to COVID 19.
    d. Other Witness Testimony: There was no other witness testimony.
    e. A Motion to Close the Public Hearing was made by Gerald Bennet-Barker and seconded by Casey Spencer. **Motion carried.**

8. A Motion to accept the Certification of Findings of Fact for the 2nd Amended Preliminary PUD Plan for Nirvana Gardens Subdivision was made by Gerald Bennett-Barker and seconded by Dan Morse. **Motioned carried.**

9. A Motion to recommend to Council approval of the 2nd Amended Preliminary PUD Plan was made by Gerald Bennet-Barker and seconded by Dan Morse. **Motion carried.**

10. A Motion to accept the Certification of Findings of Fact for the 2nd Amended Preliminary PUD Plan Phase 3 Area for the Nirvana Gardens Subdivision was made by Mike Menke and seconded by Gerald Bennett-Barker. **Motioned carried.**

11. A Motion to recommend to Council approval of the 2nd Amended Preliminary PUD Plan Phase 3 Area for the Nirvana Gardens Subdivision was made by Gerald Bennet-Barker and seconded by Mike Menke.
Motion carried.

12. Unfinished Business
    a. Comprehensive Plan – Community Overview & Population
    This was tabled until missing Census information is received.
    In the meanwhile, please look through **Land Use** pages 15-24 for our next meeting.

13. New Business
    a. Review Zoning Ordinance changes to add tiny house regulations
    A page of definitions was presented to the Commission from the Land Use Committee in the form of An Ordinance Adopting Definitions for Developed and Undeveloped Lots of the Zoning Code.
    A second Ordinance Updating and Approving the West Peoria Municipal Code concerning tiny houses. Section 2-5-1: R-1 Medium Density Residential District; Section 2-5-2: R-2 Multi-Family Residential District; Section 2-10-6 Schedule of Parking Requirements; Section 2-12-2 Definitions; Section 2-13-8 Tiny Dwelling PUD; Section 4-11-6 Space Requirements; and Section 11-1-1 Fee Schedule were included in that Ordinance.

14. Public Comment: Thank you to Prakash Babu for the presentation that was very informative.

15. A Motion to Adjourn was made by Dan Morse at 6:31 p.m. and seconded by Gerald Bennett-Barker.
Motion carried by voice.

The next regular meeting of the Planning Commission is Tuesday, October 26, 2021 at 5:30 p.m.

Respectfully submitted,

Mary M. Barnes

Mary M. Barnes, City Clerk

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