



**Agenda**  
**Land Use Committee**  
**West Peoria City Hall**  
**2506 W. Rohmann Avenue**  
**West Peoria, IL 6164**  
**Wednesday, October 4, 2017 at 6:30 p.m.**

1. Call to Order
2. Roll Call
3. Additions to/or deletions to agenda
4. Approval of Minutes – September 6, 2017
5. Review of Monthly Financial Report
6. Public Comment
7. Nuisance Properties
8. Reports
  - a. Code Enforcement Report
    - i. Permit List
    - ii. Work Order List
    - iii. Nuisance Properties
    - iv. Updates to fee schedules
      1. Mowing
9. Old Business
  - a. Approval of Inventory List
  - b. Review and recommend to council the Home Occupation Code Ordinance
  - c. Review Vacant Properties List
  - d. Review Code Book Zoning Title 2, Chapter 1 and 2
10. New Business
11. Public Comment
12. Adjournment

**The next regular meeting of the Land Use Committee is Wednesday, November 1, 2017 at 6:30 p.m.**

## Upcoming Calendars

| September   | October  | November   |
|---|--|--|
| 9/6 Finance (5:30) & Land Use (6:30)              | 10/4 Finance (5:30) & Land Use (6:30)              | 11/1 Finance (5:30) & Land Use (6:30)              |
| 9/12 City Council                                 | 10/10 City Council                                 | 11/14 City Council                                 |
| 9/20 Transportation (5:30) & Public Safety (6:30) | 10/18 Transportation (5:30) & Public Safety (6:30) | 11/15 Transportation (5:30) & Public Safety (6:30) |
| 9/26 Plan Commission (5:30) & City Council (7:00) | 10/24 Plan Commission (5:30) & City Council (7:00) | 11/28 Plan Commission (5:30) & City Council (7:00) |

## Goals

1. Continue to revisit Property Maintenance Code and amend when/if necessary.
2. Periodically oversee rental property registration system.
3. Review City Code book ordinances pertaining to Land Use and pursue amendments where needed.
4. Weeds and grass issue
5. Residential TIF District
6. Review list of City owned properties and look at possible sale of them.
7. Enterprise Zone (added at the 07/15/2015 Land Use meeting at the request of the committee)

## Illinois Municipal League – Municipal Calendar

[www.iml.org](http://www.iml.org) (For online access to the entire municipal calendar, go to [iml.org](http://www.iml.org), then choose the tab marked “Advocate”, then choose “Legal”, then choose Municipal Calendar)

\*Please note that this information is being taken directly from the IML site and not ALL items are specific to West Peoria.

Duties that are to be performed in the month of **October**.

NOTE: For purposes of this calendar, it is assumed the fiscal year begins May 1st, as it does in most municipalities outside of Chicago. Some municipalities, however, may have adopted a date different from May 1st for the beginning of their fiscal year. [65 ILCS 5/1-1-2\(5\)](#). If so, this calendar must be adjusted to reflect that specific fiscal year.

119. Compensation of elected officials, including those of home rule units, must be fixed at least 180 days before the beginning of the terms of the officials whose compensation is to be fixed. [50 ILCS 145/2](#); [65 ILCS 5/3.1-50-10](#).

120. The Truth in Taxation Act provides that not less than 20 days before any taxing body makes its tax levy it must determine how many dollars in aggregate property tax extensions will be necessary. If the amount determined is more than 105% of the previous year’s extensions plus any amount abated by the

corporate authorities prior to the extension, an additional notice published in the newspaper and a public hearing are required before the levy can be adopted. The notice must state the amount of the previous year's aggregate property tax extensions, the amount of the current year's property tax levy, the percentage increase and the date, place, and time of the public hearing. [35 ILCS 200/18-60](#), [18-65](#).

The notice must be no less than one-eighth page in size, and the smallest type used must be twelve point and must be enclosed in a black border no less than 1/4 inch wide. It cannot be published in the legal notices or classified section of the newspaper. The public hearing must be held between 7 and 14 days after the notice is published in the newspaper. [35 ILCS 200/18-70](#), [18-75](#), [18-80](#). In addition, if a taxing district has a website maintained by the full-time staff of the taxing district, then the notice shall be posted on the website in addition to the other requirements of this Section. The failure of a taxing district to post the notice on its website shall not invalidate the notice or any action taken on the tax levy. [35 ILCS 200/18-75](#).

121. For municipalities having a fiscal year which begins May 1, the treasurer's report for the preceding year must be filed with the clerk by the end of October. The municipal clerk shall publish the account in a newspaper published in the municipality, or if no newspaper is published therein, then a newspaper having a general circulation. In municipalities with a population less than 500, the account need only be published in three prominent places in the municipality. [65 ILCS 5/3.1-35-65](#).

122. The quarterly statement by inspectors of houses of correction must be submitted to the comptroller for approval by the corporate authorities. [65 ILCS 5/11-4-5](#).