



**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.

**Please join my meeting in person at City Hall or from your computer, tablet or smartphone.
See page for online meeting information.**

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/866042701>

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,,866042701#>

Access Code: 866-042-701

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/866042701>

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.