



**OFFICE OF THE CITY MANAGER**



**TO:** Honorable Mayor and Members of the City Council

**FROM:** Patrick Urich, City Manager 

**DATE:** December 21, 2023

**SUBJECT:** Issues Update

The following are issues related to the City for the weekly Issues Update. Please let me know if there are additional items you believe should be included.

Please note that this is the final Issues Update for 2023. Issues Update will resume on January 11, 2024.

**City Offices Closed on Monday, December 25**

*Offices will reopen on Tuesday, December 26.*



**No Trash or Recycling pick-up on Monday, Dec. 25, or Jan. 1 Due to the Holidays**

*The schedule change will delay service by one day for the remainder of those weeks*



The City of Peoria’s solid waste hauler, GFL, will not collect trash or recycling on Christmas, Monday, December 25, and on New Year’s Day, Monday, January 1.

Residents with a Monday pick-up will have their collection on Tuesday, December 26, and Tuesday, January 2. This schedule change will delay services by one day for the remainder of each week.

To avoid missing a collection, trash and recycling containers can be set out as early as 3 pm the day before pickup and no later than 6 am on your scheduled day.

After pickup, move your containers from the curb or alley within 24 hours. Please place them in your garage or alongside your house or garage. Containers should not be left in the street or on the sidewalk.

## **City of Peoria Partners with Ampion Renewable Energy to Provide Savings on Electric Bills**

The city of Peoria is partnering with [Ampion Renewable Energy](#) to provide an opportunity to income-eligible community members to sign up for a cost-saving community solar program. Interested individuals can attend one of two open houses scheduled for December 21<sup>st</sup> and January 9<sup>th</sup>.

### **How It Works**

This community solar program allows program participants to save money on their electric bills. There is no cost to sign up and participants do not need to purchase or install solar panels.

Program participants are matched to a solar farm. The electricity produced from the solar farm is sent to the grid, increasing the amount of energy available to the community. Ameren Illinois will then apply renewable energy credits to the participant's utility bill each month according to the amount of electricity generated. The renewable energy credits could save customers up to 10% off their electric bill.

### **Who Is Eligible**

Applicants must be city of Peoria residents receiving ongoing public assistance. Applicants will be asked to provide proof of benefits. Please find a list of qualifying benefits below:

- Low Income Home Energy Assistance Program (LIHEAP)
- Supplemental Security Income (SSI)
- Supplemental Nutrition Assistance Program (SNAP)
- Medicaid
- Temporary Assistance for Needy Families (TANF)

### **How To Apply**

Interested community members can [sign up online](#) from their own devices or at one of the open house events below:

Thursday, December 21st

10:00 AM – 2:00 PM

East Bluff Community Center: 512 E Kansas Street, Peoria, IL 61603





Tuesday, January 9th

9:00 AM – 3:00 PM

North Valley Commons: 1203 NE Perry Avenue, Peoria, IL 61603

For more information, contact Ampion Renewable Energy by [visiting their website](#) or by calling (800) 277-3631.

**Peoria Fire Department - Boy Scouts visit Fire Central**



On December 14, 2023, Heartland District Executive Erin Smith stopped by Fire Central to donate popcorn and peanuts to the fire stations. This was made possible by donations to the annual popcorn fundraiser "Heroes and Helpers". Thank you, Boy Scouts, for your delivery of sweet treats.



**Peoria Fire Department - Peoria Fire celebrates the Christmas spirit**

Twos the week before Christmas, and all through the city, Peoria Fire was celebrating, singing a Christmas ditty. Fire Central spent the week celebrating the Holiday season with Spirit Week. Monday was, wear your red and green, Tuesday was Holly Jolly Christmas wear, Wednesday was wear your holiday socks, and Thursday wrapped up with Ugly Christmas Sweater day. Peoria Fire Department wishes everyone a safe and Happy Holidays.

**Peoria Fire Department - Keep the Wreath Red**

Division Chief Nate Rice presented the annual campaign for “Keep the Wreath Red” to promote fire safety over the Holidays. With the increase of fires in December due to electrical use in decorations and results in monetary loss, the PFD replaced one red bulb with a white bulb in the wreath. So far in December, there have been 12 fires resulting in significant monetary loss.



**Peoria Public Schools Update**



**FREE OR DISCOUNTED AT-HOME INTERNET**

**2 OPTIONS FOR ACCESSING AFFORDABLE INTERNET AT HOME:**

<p>Free XFINITY WiFi is available through local hotspots.</p> <p><b>OR</b></p> <p>Families can sign up for 2 free months of home internet WiFi w/ Comcast Internet Essentials.</p> <p><b>Only \$9.95/month for low-income families</b></p> <p><a href="http://www.internetessentials.com">www.internetessentials.com</a></p>	<p>The Affordable Connectivity Program offers up to a \$30 discount per month for home or cellular internet.</p> <p><a href="http://www.affordableconnectivity.gov/">www.affordableconnectivity.gov/</a></p> <p>Contact your principal for assistance signing up for the Comcast Internet Essentials Program!</p>
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With gratitude,



Dr. Sharon Desmoulin-Kherat, Ed. D

Community Development Weekly Report

- Please see attached

Planning and Zoning Agenda

- Please see attached

# WEEKLY DEVELOPMENT ACTIVITY REPORT

## CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

**Date: 12/20/2023**

This summary document is produced on a weekly basis. It is used as an agenda for the City Development Review Board and as a transparency tool to allow the public to be aware of development in Peoria.

### 1. Summary Information

- **One Stop Shop** is held every Monday at 1:30 PM in City Hall. This is a free service for anyone who wants to discuss development with staff from various City departments, local utility companies, the Health Department, and CityLink.
- **Development Center Permits** can typically be issued immediately and/or do not require an extensive review period. These permits include most trade (electrical, plumbing, HVAC, etc.) permits, repair permits, new single-family residential construction, alteration/additions, and demolitions.
- Each permit application includes a self-reported value of the project. The **Total Value of Development (YTD)** is the sum of these reported values.

	This Week	YTD
One Stop Shop Customers	0	47
Development Center Permits Issued	43	3247
Total Value of Development	\$ 1,466,295	\$ 158,895,524

### 2. Development Review Board Projects

- The **Development Review Board** is a group of City staff, local utility representatives, and other local government agencies that review and comment on more complex development applications and cases that are required to go to a public hearing.
- Items listed below with the prefixes HPC, PZC or ZBA in the first column are considered **Plans**. **Plans** are development applications that require multiple departments to review for compliance and include a public hearing before a City Commission; in some cases, **Plans** may also require a final decision by the City Council.
- All other items listed below are **Building Permits**. **Building Permits** are development applications that require multiple departments to review for compliance but do not require a public hearing or City Council review.
- The **Staff Assigned** to each item is the primary contact person for any inquiries.

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
COM-11236-2023	4400 N Sterling Ave	Commercial Alteration	Int./Ext. Alt. – Discount Tire	4	JR
COM-11246-2023	3920 N Grand Blvd	New Commercial	New construction – Illinois American Water	3	KW
COM-11227-2023	7605 N University St	Commercial Alteration	Ext. Alt. – Hampton’s Kitchen and Appliances	5	JR
COM-11266-2023	100 Lorentz Ave	Commercial Alteration	Upgrade existing facility operations – Illinois American Water	3	KW

## WEEKLY DEVELOPMENT ACTIVITY REPORT CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

### Additional Activity

- These projects are not subject to review by the Development Review Board.

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
SIGN-11250-2023	3126 N University St	Permanent Sign	Install 3 wall signs – Big Fish and Chicken	2	LA
SIGN-11224-2023	507 E Armstrong Ave	Permanent Sign	Install 2 awning signs – Easterseals	3	KW
RES-11256-2023	11234 N Onyx Ln	New Single Family Home	NSFD	5	JR
RES-11262-2023	5723-5727 W Woodbriar Ln	New Single Family Home	New Townhome	4	JR
RES-11261-2023	5731-5735 W Woodbriar Ln	New Single Family Home	New Townhome	4	JR
SIGN-11260-2023	7800 N Sommer St	Permanent Sign	Install 1 awning sign – Fully Promoted	5	JR
RES-11269-2023	2620 W Arden Way	New Single Family Home	NSFD	5	JR
RES-11270-2023	2614 W Arden Way	New Single Family Home	NSFD	5	JR

### 3. Certificates of Occupancy Issued

- **Certificates of Occupancy** are issued after the work authorized by a permit has been inspected and substantially meets all applicable codes and regulations.

Address	Type	Business Name	Council District
-			

### 4. Land Bank Activity

- The **City Land Bank** acquires properties to hold for future development, it transfers properties to new owners when possible, and it demolishes unsafe and abandoned structures to reduce blight in the community.

Properties Acquired			
Parcel Number	Address	Council District	Received Through
-			

Properties Transferred to New Owner			
Parcel Number	Address	Council District	Transferred Through
-			

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
18-03-130-018	1505 NE Glendale Ave	3	Private - Planned
18-08-330-001	1418 W Aiken Ave	1	City - Planned
18-18-178-017	2700 W Malone Ave	1	Private - Emergency
18-08-377-002	1540 W Butler St	1	Private - Planned

**WEEKLY DEVELOPMENT ACTIVITY REPORT  
CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT**

**5. Peoria City/County Health Department License Information**

- The **Peoria City/County Health Department** licenses multiple types of food establishments. The information in this table is provided for informational purposes only.

Address	Business Name	Description	Council District
-			

<b>Community Development Department Contact Information</b> Staff who are typically assigned to manage development applications.	
<p><b>Leah Allison (LA)</b> <i>Asst. Director of Com. Dev.</i> 494-8667</p> <p><b>Josh Naven (JN)</b> <i>Senior Urban Planner</i> 494-8657</p> <p><b>Kerilyn Weick (KW)</b> <i>Senior Urban Planner</i> 494-8606</p> <p><b>Julia Rose (JR)</b> <i>Urban Planner</i> 494-8649</p>	<p><b>Rich Storm (RS)</b> <i>Building Safety Manager</i> 494-8632</p> <p><b>Matt Ziller (MZ)</b> <i>Building Inspector</i> 494-8628</p> <p><b>Craig Reid (CR)</b> <i>Building Inspector</i> 494-8925</p> <p><b>Issac Garcia (IG)</b> <i>Building Inspector</i> 494-8921</p>



**PLANNING & ZONING COMMISSION  
THURSDAY, JANUARY 4, 2024  
CITY HALL, ROOM 400 – 1:00 P.M**

**MEETING AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF NOVEMBER 2, 2023 MINUTES**

**4. REGULAR BUSINESS**

*Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.*

**CASE NO.** PZ 1583-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Jon Taber of Olsson, on behalf of Corey Hackett of Seneca Companies, to rezone property from a Class R-3 (Single Family Residential) District to a Class C-1 (General Commercial) District for the property located at 3616 N Sheridan Road (Parcel Identification No. 14-28-301-004), Peoria IL (Council District 2)

**CASE NO.** PZ 1609-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Jamar Hardin, on behalf of Tom Leiter, to obtain a Special Use in a Class B-1 (Central Business) District for a Class 2 Tobacco or Alternative Nicotine Product Sales Use for the property located at 311 Main Street (Parcel Identification No. 18-09-256-015), Peoria IL (Council District 2)

**CASE NO.** PZ 1610-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Mike Law, on behalf of Zhen Slabaugh to obtain a Special Use in a Class C-1 (General Commercial) District for a Massage Parlor for the property located at 4410 N Knoxville Avenue (Parcel Identification No. 14-21-454-001), Peoria, IL (Council District 3)

**CASE NO.** SUBD 1618-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of Serena Page of TWM, Inc., on behalf of Monica Calugar, to approve the Calugar Subdivision with waivers for the properties located at 9310 N Frye Road, (Parcel Identification Nos. 09-32-478-008 and 09-33-351-012), Peoria IL (Council District 5)

**CASE NO.** PZ 1628-2023 Hold a Public Hearing and forward a recommendation to City Council on the request of James and Holly Bill to obtain a Special Use in a Class R-3 (Single Family Residential) District for a Short Term Rental for the property located at 5601 N University Street (Parcel Identification No. 14-17-382-006), Peoria, IL (Council District 2)

**5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

**6. ADJOURNMENT**