



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: May 23, 2024

SUBJECT: Issues Update

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

City Offices Closed for Memorial Day

City offices will be closed on Monday, May 27 in observance of Memorial Day and will reopen on Tuesday at 8 a.m.



Memorial Day Program Scheduled for Monday, May 27

As Memorial Day approaches, the Peoria Memorial Day Committee would like to invite the public to its annual Memorial Day program scheduled for Monday, May 27, at the Gateway Building on Peoria's Riverfront. This annual program honors and remembers the brave men and women who sacrificed their lives in service to our nation. A musical interlude by the Peoria Municipal Band, under the direction of Dr. David Vroman with featured singer Lee Wenger, will begin at 10:30 a.m., followed by a program that will begin at 11 a.m. Chairs and water will be provided.



Featured speakers include Luke Rosenbohm, President of the Greater Peoria Honor Flight, and keynote speaker, Brigadier General USAF William "Robbie" Robertson (Ret). The program will also feature members of the 182nd Airlift Wing and the American Legion Peoria Post 2 Rifle Squad under the direction of Commander James Ulrich.

Second-District Councilman, Charles V. Grayeb, who serves on the committee and will act as emcee for the event, said, "This Memorial Day program serves as a reminder of the selflessness and courage exhibited by our servicemen and women, and we encourage all members of the community to join us in honoring their memory."

Participating organizations include Peoria American Legion Post 2, Peoria Veterans of Foreign Wars Post 814, Peoria Chapter of the National Society of the Daughters of the American Revolution, The Marine Corps League of Peoria, The Peoria Navy Club Ship 34, American Legion Post 979 in Bartonville, and the South-West Kiwanis Club.

Community Development – Down Payment Assistance and Housing Rehab Programs to End July 31

The city of Peoria's Down Payment Assistance Program and Housing Rehabilitation Program will close on Wednesday, July 31 at 3 p.m.

The Down Payment Assistance Program provides help to prospective homeowners to purchase a home in a [Qualified Census Tract](#) (QCT) within the city of Peoria. Homebuyers purchasing a house that is currently owner-occupied are eligible for a maximum of \$5,000. Homebuyers purchasing a house that is currently a rental property are eligible for a maximum of \$10,000.

Visit the [Down Payment Assistance Program page](#) to find out if your future home is in a QCT and apply or call the Development Center at 309-494-8600 for more information.

The Housing Rehabilitation Program provides a 50/50 matching grant for exterior building and site improvements for single-family homes with up to \$15,000 of assistance to homeowners in a Qualified Census Tract (QCT) within the city of Peoria.

Applicants must be at or below 120% of the area median income (AMI) by household size.

Household Size	1	2	3	4	5	6
Maximum Income	\$64,200	\$73,320	\$82,440	\$91,560	\$99,000	\$106,320

Visit the [Housing Rehabilitation Program page](#) to find out if your future home is in a QCT and apply or call the Development Center at 309-494-8600 for more information.

Community Development – City of Peoria Launches East Village Growth Cell TIF Garage Demolition Program

On Tuesday, May 7, the city of Peoria launched the East Village Growth Cell TIF Garage Demolition Program. This program helps to demolish and remove unsafe, detached garages within the boundary of the East Village Growth Cell TIF.

The program is open only to homeowners for the first 60 days. On Monday, July 8, the program will be open to all properties within the boundary of the East Village Growth Cell TIF.

To qualify, applicants:

- Must own the property and have proof of homeowners insurance
- Cannot owe the city any money
- Must be current on property taxes
- Must have a detached garage in unsafe or unusable condition
- Must have a habitable house on the lot where the garage is being demolished

How to Apply

Applications for the East Village Growth Cell TIF Garage Demolition Program will be accepted until all funds are exhausted.

There are three ways to submit an application:

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- Online: Visit the [East Village Growth Cell TIF Garage Demolition Program page](#)
- Call: (309) 494-8622
- In-Person: Visit City Hall, 419 Fulton Street, Room 203, Peoria, IL 61602 (Monday – Friday; 8:00 AM – 12:00 PM)

For more information, please contact the Peoria Land Bank at 309-494-8622 or [by email](#).

Peoria Police Department Participates in Pre-Game Fun at Peoria City Soccer Opener

The Peoria Police Department brought out their armored vehicle, negotiation van, two squad cars and a motorcycle to Shea Stadium for Peoria City's soccer opener on Saturday, May 18. Kids also got a chance to tour the larger vehicles in the Discover Peoria Play Zone before the match.





Peoria Police Department Hosts Safety Zone Block Party

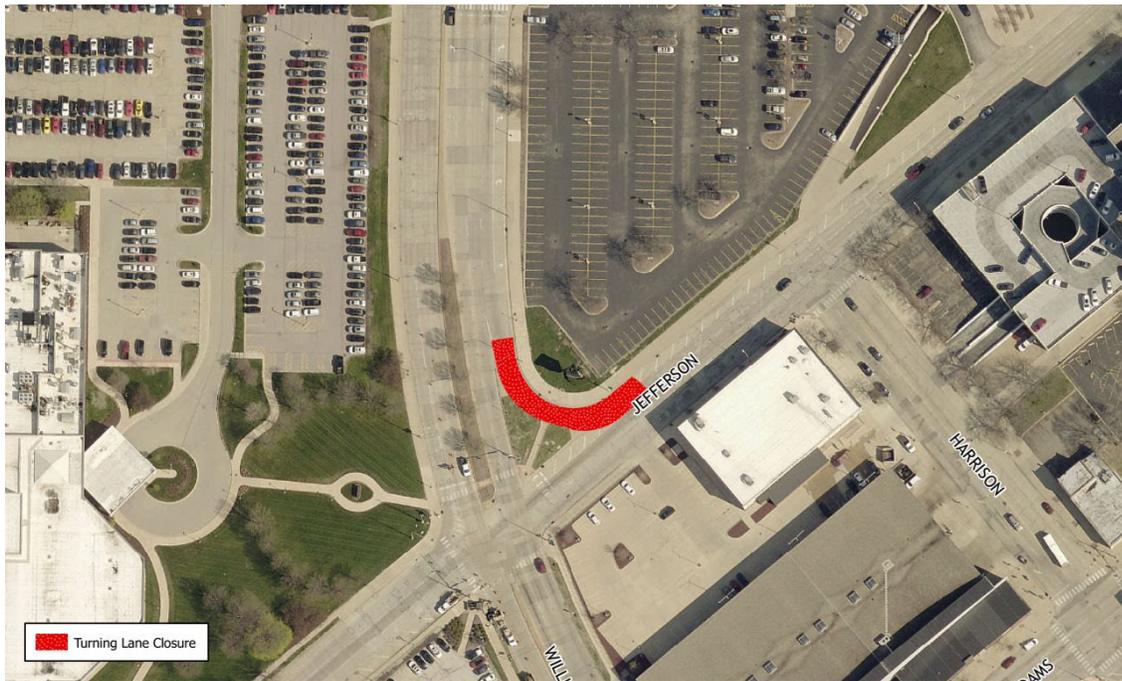
The Peoria Police Department hosted another successful Safety Zone Block Party on Friday, May 17. The event included plenty of games, food, horseback riding, music and cool giveaways.



Peoria Public Works - Jefferson/Adams Conversion Update

The right turn lane on SW Jefferson Avenue onto N William Kumpf Boulevard will reopen by the end of the day on Friday, May 24. Southwest-bound Jefferson Avenue traffic should continue utilizing N MacArthur Highway as the detour route until the turn lane reopens.

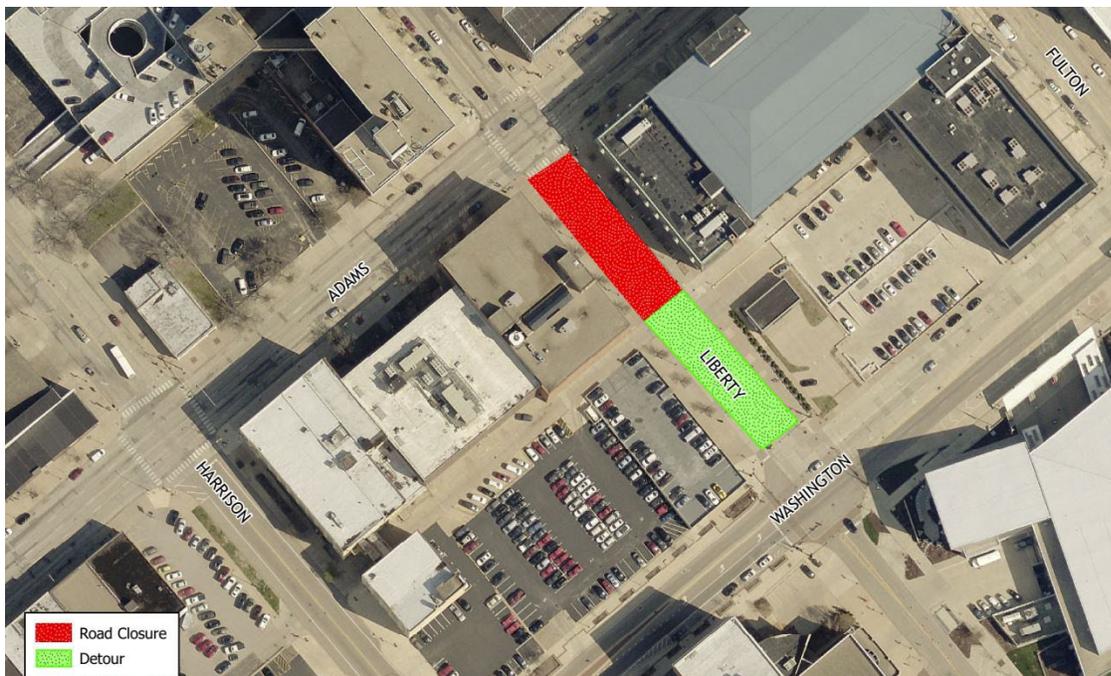
Jefferson Avenue Right Turn Lane Closure



Liberty Street Closure

Liberty Street will remain closed to through traffic at SW Adams Street. This closure will remain in effect as work continues in the area.

Drivers should continue to access the parking lots along Liberty Street between SW Adams Street and SW Washington Street from SW Washington Street.



Sidewalk Work Update

Sidewalk removal work will begin at the intersection of Fulton Street and SW Adams Street near 124 SW Adams Street starting Tuesday, May 28. Sidewalk work also continues at the intersections of Harrison Street, Liberty Street, Main Street, and Hamilton Boulevard along Adams Street.

Sidewalks near 332 and 300 SW Adams Street, and 100 and 200 NE Adams Streets remain closed. Pedestrians should continue to use caution near these closures and cross the street at the next available intersection.

Lane and parking restrictions remain in effect along SW Adams Street. On-street parking restrictions are marked. Drivers should look for unbagged, available parking meters for on-street parking. **If parking meters are bagged with “No Parking” signs, drivers should not park at those spots.**

Additional parking, lane, and sidewalk restrictions will be forthcoming as the Adams Street and Jefferson Avenue One-Way to Two-Way (OWTW) Conversion Project progresses.

Community Development Weekly Report

- Please see attached

Planning and Zoning Commission Agenda

- Please see attached

WEEKLY DEVELOPMENT ACTIVITY REPORT

CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

Date: 05/16/2024 - 05/22/2024

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	1	27
Development Center Permits Issued	64	1137
Total Value of Development	\$ 1,652,345	\$ 46,827,181

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 inquires.

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
COM-12492-2024	415 NE Saint Marks Ct	Commercial Alteration	Int./Ext. Alt. – Phoenix Manor Residences	3	KW
COM-12504-2024	909 W Windom St	Commercial Alteration	Int./Ext/ Alt. – 8A’s Auto	2	KW
COM-12507-2024	3523 W Willow Knolls Dr	Commercial Alteration	Change of Occupancy – Law Office of Patrick Jennetten	5	JR
COM-12467-2024	339 W Richmond Ave	Commercial Alteration	Change of Occupancy – Brick House Grill	2	KW
COM-12518-2024	1601 W Gift Ave	Accessory Structure Alteration	Ext. Alt. – AT&T Cell Tower	2	KW
PZ-1838-2024	2203 SW Jefferson Ave	Planning and Zoning Commission	Special Use – Medical/Adult Use Cannabis Dispensary	1	JN

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-12470-2024	1500 NE Jefferson Ave	Permanent Sign	Install wall signs – Rocky’s Market	3	KW
SIGN-12459-2024	Corner of Romeo B Garrett and W Spring Grove Dr	Permanent Sign	Install freestanding signs – Spring Grove Subdivision	1	JN
SIGN-12517-2024	9901 N Knoxville Ave	Permanent Sign	Install one wall sign – LaHood for Congress	5	JR
SIGN-12514-2024	315 E War Memorial Dr	Permanent Sign	Install one wall sign – Peoria Public Schools Stadium	3	KW
SIGN-12493-2024	2000 W Glen Ave	Permanent Sign	Install one freestanding sign – Concordia Lutheran School	2	KW
SIGN-12463-2024	813 W Lake Ave	Permanent Sign	Alteration of existing freestanding sign – Kroger Fuel Center	3	KW

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
18-08-255-012	W Adrian G Hinton Ave	1	Trustees Deed
18-08-255-005	1204 W Adrian G Hinton Ave	1	Trustees Deed
18-08-255-006	1206 W Adrian G Hinton Ave	1	Trustees Deed
18-08-255-007	W Adrian G Hinton Ave	1	Trustees Deed
18-08-303-009	1208 1837 W Smith St	1	Trustees Deed

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

Properties Demolished			
Parcel Number	Address	Council District	Ownership Type and Reason
18-08-257-011	1108 W John H Gwynn Jr Ave	1	City - Planned
18-18-182-003	2612 W Malone Ave	1	Private Emergency
18-08-253-012	1211 W John H Gwynn Jr Ave	1	City - Planned
18-08-253-011	1213 W John H Gwynn Jr Ave	1	City - 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
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Community Development Department Contact Information Staff who are typically assigned to manage development applications.	
<p>Leah Allison (LA) <i>Asst. Director of Com. Dev.</i> 494-8667</p> <p>Josh Naven (JN) <i>Senior Urban Planner</i> 494-8657</p> <p>Kerilyn Weick (KW) <i>Senior Urban Planner</i> 494-8606</p> <p>Julia Rose (JR) <i>Urban Planner</i> 494-8649</p>	<p>Rich Storm (RS) <i>Building Safety Manager</i> 494-8632</p> <p>Matt Ziller (MZ) <i>Building Inspector</i> 494-8628</p> <p>Craig Reid (CR) <i>Building Inspector</i> 494-8925</p> <p>Issac Garcia (IG) <i>Building Inspector</i> 494-8921</p>



PLANNING & ZONING COMMISSION
THURSDAY, JUNE 6, 2024
CITY HALL, ROOM 400 – 1:00 P.M

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MAY 2, 2024 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 1756-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Parking Garages.

CASE NO. PZ 1821-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Steve Kerr of Mohr & Kerr Engineering, on behalf of the Tri County Urban League, to rezone property from Class R4 (Single-Family Residential) District to Class CN (Neighborhood Commercial) District for the property located at 308, 310 & 312 S Saratoga St (Parcel Identification Nos. 18-08-420-004; 18-08-420-005; 18-08-420-006), Peoria IL (Council District 1)

CASE NO. PZ 1838-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Willie Simmons to obtain a Special Use in a Class CN (Neighborhood Commercial) District for a Medical/Adult Use Cannabis Dispensary, for the property located at 2203 SW Jefferson Avenue (Parcel Identification No. 18-17-180-001), Peoria, IL (Council District 1)

CASE NO. PZ 1842-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of Kimberly Giraldo to discuss the allowance of Backyard Chickens within the City of Peoria.

CASE NO. PZ 1843-2024 Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Ground Mounted Solar Energy Devices.

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT