



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: September 5, 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 of Peoria, Big Picture Peoria to Unveil New Mural September 10

NIAGARA DECK MURAL UNVEILING

DATE: Sept. 10
 TIME: 9:30 a.m.
 WHERE: Great Harvest Bread Company, inside OSF HealthCare System

“I want this image to capture the joy of our vibrant and diverse community.”

“Live Greater”

by Alex Carmona

The flyer includes the City of Peoria logo, the Big Picture Peoria logo, and a photograph of a building facade with a large green question mark mural.

The city of Peoria and Big Picture Peoria will unveil a new mural on the Niagara Parking Deck on Tuesday, September 10 at 9:30 a.m. at Great Harvest Bread Company, inside OSF HealthCare System, 124 SW Adams Street, in downtown Peoria.

The mural will be installed on the city-owned Niagara Parking Deck, 111 SW Adams Street. The project received final approval for a special use permit by the Peoria City Council on August 27 after a recommendation from the Planning and Zoning Commission and a review from the Public Arts Advisory Commission.

The mural was created by nationally recognized artist Alex Carmona, who moved to Peoria with his family from Colorado five years ago. Carmona is a master relief printmaker who specializes in

woodcuts, reduction woodcuts, and wood carvings/engravings. His work has been displayed all over the world.

Speakers at the unveiling will include Peoria Mayor Rita Ali, Mark Misselhorn of the Big Picture Peoria board, Community Foundation of Central Illinois CEO Mark Roberts, and Gilmore Foundation President Laura Cullinan.

Access to the Niagara Parking Deck Will Be Impacted for Mural Installation

On the evenings of September 4 and 5, staff from Britten, Inc. will hang a 35-foot by 32-foot mural on the exterior of the Adams Street side of the Niagara Parking Deck, located at 111 SW Adams Street. Installation will begin at 9 p.m. and conclude by 5 a.m. on both nights. Installers will use temporary lighting and two boom trucks to hang the frame and mural. The trucks will not block access to the decks, but drivers will need to take caution when entering or exiting the structure to navigate around the boom trucks.

The mural, sponsored by Big Picture Peoria, will be unveiled at a press conference on September 10 at 9:30

a.m. from the OSF HealthCare System, 124 SW Adams, inside Great Harvest Bread Company. Speakers at the event will include Mayor Ali, members of Big Picture Peoria, and staff from the Gilmore Foundation and Community Foundation of Central Illinois.

Britten, Inc. hails from Traverse City, Michigan, and has worked with Big Picture Peoria on several projects, including “Abraham Blue” at the Peoria County Courthouse and “Find Yourself” at Metro Center.

Peoria Named 24th Best Place to Live in the Midwest by Liveability.com

Press release from Livability.com

[Livability.com](https://www.liveability.com) has released its 2024 ranking of the [Top 25 Best Places to Live in the Midwest](#). Peoria has earned a top spot on this year’s list of the Top 25 Best Places to Live in the Midwest, highlighting its exceptional quality of life and affordability.

The [data-driven ranking](#) was created using information collected from Livability’s annual ranking of the [Top 100 Best Places to Live](#), which recognizes the best small and mid-sized communities across the U.S.

The graphic features a central photograph of a brick building with a large green question mark overlaid on a white square. To the right of the photo, the text reads: "Mural Installation Will Impact Niagara Deck Access", "DATE: Sept. 4 & 5", "TIME: 9 p.m.-5 a.m.", and "Overhead work will be done with boom trucks. Access to the entrance and exit will still be open, but drivers should take caution when entering and exiting the deck." At the bottom are the logos for the City of Peoria and Big Picture Peoria.

The list is based on extensive research into economic variables and factors influencing quality of life, with a unique emphasis on affordability. [Livability.com](https://www.livability.com) partnered with [Applied Geographic Solutions \(AGS\)](https://www.appliedgeographic.com) to curate the Top 100 Best Places to Live list based on about 100 data points measuring eight categories:

- Economy
- Housing and Cost of Living
- Amenities
- Transportation
- Environment
- Safety
- Education
- Health

The ranking focuses on small to mid-sized cities (population 75,000 - 500,000) across the U.S., using an algorithm to weigh the eight categories against each other and select the 100 best places to live.

When combined, this data emphasizes **Peoria's** appeal as a thriving community with a strong economy, vibrant amenities and welcoming atmosphere. **Peoria** scored especially well in the housing and cost of living, transportation and amenities categories.

The [Top 25 Best Places to Live in the Midwest](#) broadly reflects the findings that affordability and local amenities are top priorities for people looking to relocate.

"In today's landscape, where affordability is increasingly challenging, people are prioritizing locations where their money stretches further," says Amanda Ellis, Editor in Chief of [Livability.com](https://www.livability.com) "Our rankings spotlight exceptional small and mid-sized communities that excel in providing residents with both affordability and a high quality of life."

For more information about the [Top 25 Best Places to Live in the Midwest](#) or to schedule an interview, please contact:

Amanda Ellis, [Livability.com](https://www.livability.com) Editor-in-Chief: aellis@livability.com

Intersections, Roads to be Impacted on September 6 for Manual High School Homecoming Parade

Beginning at 3:15 p.m. and lasting until 5 p.m. on Friday, September 6, rolling lane restrictions will go into effect on several city streets for the Manual High School Homecoming Parade.



The parade will be escorted by the Peoria Police Department and Peoria Fire Department. Drivers should exercise caution and patience along the route. The use of alternative routes is advised.

Parade Route

- The parade will begin at Manual High School, 811 S. Griswold Street, before traveling east on W. Lincoln Avenue and then north on S. Western Avenue.
- From S. Western Avenue, the parade will travel east on W. Main Street and then north on N. University Street.

- Traveling north on N. University Street, the parade will head east on E. War Memorial Drive until reaching Peoria Stadium, 315 E. War Memorial Drive.



Walk ALS Peoria Event to Occur on Saturday, September 7

Beginning at 10 a.m. and lasting until 11 a.m. on Saturday, September 7, the 2024 Walk ALS Peoria will occur throughout downtown. The event is sponsored by ALS United Greater Chicago.

No streets will be closed during the walk. Participants will be utilizing sidewalks, crosswalks, and the Riverfront Trail. The walk begins and ends at Dozer Park, 730 SW Jefferson Ave.

Drivers should be mindful of the walkers and use caution when entering the downtown area.

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 was only open to homeowners for the first 60 days. The program has been open to all properties within the boundary of the East Village Growth Cell TIF since July 8.

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.

- 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 Fire Department – Division Chief of Prevention Nate Rice Visits Whittier Primary School

Peoria Fire Department Division Chief of Prevention Nate Rice visited the first-grade class at Whittier Primary School to discuss community leaders. The class was learning about how to be a good community leader by helping their community and showing kindness to



everyone. They discussed action items on how to be a good community leader, such as keeping their community clean and being helpful when it is safe and needed.

Peoria Public Works – Jefferson/Adams Conversion Update

Sidewalk work continues at the intersection of Hamilton Boulevard and NE Adams Street, near the Peoria County Courthouse.

Work also continues at the intersections of Fulton Plaza and SW Adams Street. Sidewalks near 123 and 201 SW Adams Street have limited pedestrian access.

Additional parking, lane, and sidewalk restrictions will be forthcoming on Adams Street between Walnut Street and Liberty Street.

Pedestrians should continue to use caution near these closures and cross the street at the next available intersection. As a reminder, the design of the ADA sidewalk ramps at the completed intersections has changed. Pedestrians should be mindful of the new design at the finished intersections.

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. Parking at bagged parking meters will result in a ticket and vehicle removal at the owner’s expense.**

Peoria Public Schools – Fall Intercession Program to Take Place October 7-18

Can you believe that Fall Intercession is right around the corner? Peoria Public Schools is excited to announce the upcoming Fall Intercession program from October 7-18. We are actively seeking partnerships with local organizations to create an unforgettable experience for K-8 students. If your organization is interested in collaborating with us to provide engaging and enriching activities for our young scholars, please reach out to Dr. Couri-Malson at nicole.couri-malson@psd150.org or Dr. Coleman at annette.coleman@psd150.org by Sept. 6. For more information, feel free to contact us at 309-672-6776. Let's work together to make this Fall Intercession a remarkable adventure for our students!

With gratitude,



Dr. Sharon Desmoulin-Kherat, Ed.D

Code Docket

- See attached

Community Development Weekly Report

- See attached

Zoning Board of Appeals Agenda

- See attached

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
AA	24-CV-25689	JAMES GUSTAFSON	1527 W WIDENHAM ST
AA	24-CV-25691	KEDEEM WALKER	1619 W LINCOLN AVE
AA	24-CV-25692	JOYCE THORPE	805 S OLIVE ST
AA	24-CV-25693	LESTER ESTATE	1720 W HOWETT ST
AA	24-CV-25695	RHEA INVESTMENTS LLC	1035 S BROWN ST
AA	24-CV-25696	FAITH MADE LLC	1026 S SHELLEY ST
AA	24-CV-25705	BOTT INC	919 W THIRD AVE
AA	24-CV-25711	JOSEPH PARKER	1203 W HOWETT ST
AA	24-CV-25712	18BUT605	1828 W BUTLER ST
AA	24-CV-25713	GALE PARKER WILLIAMS	1606 W BUTLER ST
AA	24-CV-25714	TERRI HEBERT	1204 S MATTHEW ST
AA	24-CV-25715	NEW CHICAGO LLC	1211 S MATTHEW ST
AA	24-CV-25716	DEBRA HARDESTY	1201 S MATTHEW ST
AA	24-CV-25717	GLENN SMITH	1115 S MATTHEW ST
AA	24-CV-25718	GLENN SMITH	1111 S MATTHEW ST
AA	24-CV-25721	ABJ LLC	1800 W SMITH ST
AA	24-CV-25722	CESAR HERNANDEZ	1816 W SMITH ST
AA	24-CV-25723	OMEGA JACKSON	1823 W SMITH ST
AA	24-CV-25724	GREGORY HIGHTOWER JR	1404 W WIDENHAM ST
AA	24-CV-25725	TABERNACLE BAPTIST CHURCH	1313 W WIDENHAM ST
AA	24-CV-25727	OZELL CAGLE	1815 W GARDEN ST
AA	24-CV-25729	BRADLEY KAUFMANN	1414 W GARDEN ST
AA	24-CV-25731	WILLIAM BATTS LLC	3215 SW JEFFERSON AVE
AA	24-CV-25732	WILLIAM BATTS LLC	3215 SW JEFFERSON AVE
AA	24-CV-25733	ALEJANDRA CARACHURI	1809 W LINCOLN AVE
AA	24-CV-25735	JASON CLAYTON	1300 W BUTLER ST
AA	24-CV-25736	JOHN KING	1819 W MARTIN ST
AA	24-CV-25810	DENNIS HENDON ESTATE	1019 W BUTLER ST
AA	24-CV-25812	CJD INC	1530 W BUTLER ST
AA	24-CV-25813	MONICA WILLIAMS	1813 W BUTLER ST
AA	24-CV-25814	B CUBED INVESTMENTS LLC	422 S WESTERN AVE
AA	24-CV-25816	RHEA INVESTMENTS	734 S WESTERN AVE
AA	24-CV-25817	DALE SCHUMACHER	1320 W MARTIN ST
AA	24-CV-25818	DALE SCHUMACHER	1318 W MARTIN ST
AA	24-CV-25819	PHILIP HAPPE	1310 W MARTIN ST
AA	24-CV-25822	PHILIP HAPPE	1308 W MARTIN ST
AA	24-CV-25823	SEAN DE SANCHEZ	1310 W SMITH ST
AA	24-CV-25824	SEAN DE SANCHEZ	1312 W SMITH ST
AA	24-CV-25825	FLORITA JACKSON	1314 W SMITH ST
AA	24-CV-25828	JANELL BUSHONG	1102 W HOWETT ST
AA	24-CV-25829	RONNIE PEARY	1605 W HOWETT ST
AA	24-CV-25830	JULIUS PEYTON JR	1411 W KETTELLE ST
AA	24-CV-25831	ACRES INVESTMENTS LLC	1500 W ADRIAN G HINTON JR AVE
AA	24-CV-25832	PCCEO	101 S SARATOGA ST
AA	24-CV-25833	TARON BELL	101 N SARATOGA ST
AA	24-CV-25834	TARON BELL	1000 W ADRIAN G HINTON JR AVE
AA	24-CV-25836	JAJA SERVICES LLC	1426 W GARDEN ST
AA	24-CV-25837	STACEY WRIGHT	1415 W ANN ST
AA	24-CV-25838	WILLIE WILLIAMS	720 S SUMNER AVE
AA	24-CV-25839	SOUTH SIDE OFFICE OF CONCERN	921 S WARREN ST

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
AW	24-CV-25700	EXCELL MANAGEMENT LLC	709 E RAVINE AVE
AW	24-CV-25704	CATHY ADAMS	718 E FRYE AVE
AW	24-CV-25708	HRISHI KANTH	500 E FRYE AVE
AW	24-CV-25709	HRISHI KANTH	500 E FRYE AVE
AW	24-CV-25710	HOLLY LOEZA	2008 N CALIFORNIA AVE
AW	24-CV-25795	DEBORAH FANER	1900 N DECHMAN AVE
AW	24-CV-25841	DALTON MCKINNEY	810 E NEBRASKA AVE
AW	24-CV-25842	BENTAL LLC	916 E NEBRASKA AVE
AW	24-CV-25853	MIREYA MELLA	1101 E FRYE AVE
AW	24-CV-25859	RICHARD PHILLIPS JR	2007 N INDIANA AVE
AW	24-CV-25862	B CUBED INVESTMENTS LLC	2008 N INDIANA AVE
AW	24-CV-25863	ELEANOR O'NEAL	2012 N INDIANA AVE
AW	24-CV-25864	ELEANOR O'NEAL	2012 N INDIANA AVE
BE	24-CV-25675	JOSE GONZALEZ	2009 N HAMPTON CT
BE	24-CV-25677	JOSHUA YAKLE	2240 N SHERIDAN RD
BE	24-CV-25697	THREE KINGS GROUP LLC	305 W NEBRASKA AVE
BE	24-CV-25702	AMERITECH IL	2315 N KNOXVILLE AVE
BE	24-CV-25799	AMERITECH-IL ATTN TAX DEPARTMENT	2315 N KNOXVILLE AVE
BE	24-CV-25873	HARDESTY LTD	1823 N LINN ST
DF	24-CV-25669	CARMIE MANAGEMENT LLC	807 NE PERRY AVE
DF	24-CV-25670	BREWER-SUMRELL REALY LLC	1406 NE PERRY AVE
DF	24-CV-25674	LUIS MORALES RODRIGUEZ	1013 NE GLENDALE AVE
DF	24-CV-25699	OSF SYSTEM	827 NE GREENLEAF ST
DF	24-CV-25701	HUFFMAN EDUCATION & REAL ESTATE LLC	815 SPRING ST
DM	24-CV-25596	MEGHAN MERRICK	3311 N LEROY AVE
DS	24-CV-25651	YAMUNDOW CAMARA	319 W COLUMBIA TER
DS	24-CV-25652	DD'S CHARMING LLC	317 W COLUMBIA TER
DS	24-CV-25685	CAUCHO LLC	1006 W ARMSTRONG AVE
DS	24-CV-25686	JAY RITCHIE	812 W COLUMBIA TER
DS	24-CV-25756	MARINA NUNEZ	1009 N FARMINGTON RD
DS	24-CV-25757	JESSE MITCHELL	1600 W CALLENDER AVE
DS	24-CV-25758	MARK DUFFER	717 W RUSSELL ST
DS	24-CV-25759	MARK DUFFER	719 W RUSSELL ST
DS	24-CV-25760	COMMUNITY SAVINGS BANK DBA FIRST PEKIN SAVINGS BANK	721 W RUSSELL ST
DS	24-CV-25782	LE CHARIOT INC	1216 N NORTH ST
DS	24-CV-25784	JOSHUA PAYNE	1402 N BROADWAY ST
DS	24-CV-25843	ROSSANA DAVIS	1200 N ORANGE ST
DS	24-CV-25844	SOUAD GHANTOUS	816 W COLUMBIA TER
GF	24-CV-25658	PROFESSIONAL NETWORK PROPERTIES	2620 NE MADISON
GF	24-CV-25661	KUAN NESBIT	111 NE ROCK ISLAND
GF	24-CV-25662	MARCUS MOSELEY	115 NE ROCK ISLAND
GF	24-CV-25663	MMB HOUSING LLC	513 ALEXANDER
GF	24-CV-25740	ROBERT BRAMMEIER	2709 NE MADISON
GF	24-CV-25741	CAROLYN SANDERS	637 ALEXANDER
GF	24-CV-25742	B CUBED INVESTMENTS LLC	531 VAN BUREN

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
GF	24-CV-25743	MARTY SCHMIDT	3305 NE MADISON
GF	24-CV-25744	DANIEL ZELLER	711 HAUNGS
GF	24-CV-25746	STAR CAPITAL LLC	649 SPITZNAGLE
GF	24-CV-25750	XIAOMEI CASTRO	417 HOMESTEAD
GF	24-CV-25763	TONY RHODES	519 HOMESTEAD
GF	24-CV-25808	JOSEPH KAYALI	99 NE ROCK ISLAND AVE
GF	24-CV-25809	KUAN NESBIT	111 NE ROCK ISLAND AVE
JS	24-CV-25773	FUEL ZONE SYNERGY, INC.	1930 W FORREST HILL AVE
JS	24-CV-25785	RAMFAM LLC	507 W ALBANY AVE
JS	24-CV-25861	SARAH GUERRERO	4417 W CASTLETON RD
KM	24-CV-25678	PAUL BASSO	1044 S TONTI CIRCLE
KM	24-CV-25794	JANET S MORRIS	2125 WEST ANN STREET
KW	24-CV-25869	NORMANDY SKINNER	829 W MEADOWS PL
MH	24-CV-25680	SOPHIA MESSENGER	1708 N MACHIN AVE
MH	24-CV-25681	MANSA G LLC	1323 W HANSSLER PL
MH	24-CV-25682	MANSA G LLC	1323 W HANSSLER PL
MH	24-CV-25683	BRENDA SALGADO	3305 N SHERIDAN RD
MH	24-CV-25706	VMV UNO LLC	804 W MCCLURE AVE
MH	24-CV-25707	AGORO ENTERPRISE LLC	812 W MCCLURE AVE
MH	24-CV-25761	NORVAL RAMAGE ESTATE	2228 N UNIVERSITY ST
MH	24-CV-25762	NORVAL RAMAGE ESTATE	2228 N UNIVERSITY ST
MH	24-CV-25777	ROBERT MORRIS	1625 W WILLCOX AVE
MH	24-CV-25778	DENISE SHIVERS	1010 W NEBRASKA AVE
MH	24-CV-25779	DENISE SHIVERS	1010 W NEBRASKA AVE
MH	24-CV-25780	BRIAN CRAMER	1011 W NEBRASKA AVE
MH	24-CV-25781	AMANDA GUTIERREZ	1101 W GROVELAND AVE
MH	24-CV-25791	LYNDA FINCH	1022 W THRUSH AVE
MH	24-CV-25792	KYLE PETTY	902 W NOWLAND AVE
MH	24-CV-25793	JLM ESTATE LLC	715 W MACQUEEN AVE
MH	24-CV-25801	TAMEKA HOLLIE	1727 N BROADWAY ST
MH	24-CV-25803	VMV UNO LLC	804 W MCCLURE AVE
MH	24-CV-25804	VMV UNO LLC	808 W MCCLURE AVE
MH	24-CV-25806	THOMAS TURNER SR	1812 N MACHIN AVE
MH	24-CV-25807	ANALILIA CASTREJON	1814 N MACHIN AVE
MH	24-CV-25855	MALEBAZAR LLC	1323 W CIRCLE RD
MH	24-CV-25856	AMANDA GUTIERREZ	1101 W GROVELAND AVE
MH	24-CV-25857	BONNIE HUMPHREY	2605 N SHERIDAN RD
MH	24-CV-25860	SANDRA PEDREYRA	2809 N UNIVERSITY ST
NR	24-CV-25734	PEORIA INVESTMENTS LLC ATTN JITENDER MAKKAR	801 W LAKE AVE
NR	24-CV-25865	BETTER BANKS MICHELLE GULLETTE	5419 N SHERWOOD AVE
NR	24-CV-25866	JIM C WILLIAMS ESTATE	617 W WYNDERMERE CT
NR	24-CV-25868	MARK SHORT	106 E OAK PARK DR
RF	24-CV-25665	EQUITY & HELP INC	2012 W GARDEN
RF	24-CV-25666	PHOENIX PROPERTIES INC	2018 W GARDEN
RF	24-CV-25667	OSCAR MORENO	2009 W MALONE

Tuesday, September 10, 2024 @ 10:30 a.m.

*Held via Zoom

178 Cases

<u>Inspector</u>	<u>Docket No.</u>	<u>Property Owner(s)</u>	<u>Property Address</u>
RF	24-CV-25668	DANTE DESHAY DOTHARD LLC	1909 W MALONE
RF	24-CV-25671	MICHAEL MCNARY	1314 S FARADAY
RF	24-CV-25672	MICHAEL MCNARY	1316 S FARADAY
RF	24-CV-25747	B CUBED INVESTMENTS LLC	2125 W MARQUETTE
RF	24-CV-25748	CHARLES BYNUM	1533 S WESTMORELAND
RF	24-CV-25749	EDDY CUEVAS	1520 S ARAGO
RF	24-CV-25754	STEPHEN PARTIN	1506 S ARAGO
RF	24-CV-25765	JUDITH LOOK	1834 S KNEER
RF	24-CV-25766	SUSIE HORTON	1813S KNEER
RF	24-CV-25768	RECYCLE ME PLEASE INC	3002 W KRAUSE
RF	24-CV-25769	DAVID RILEY	2206 W MALONE
RF	24-CV-25770	JOHN BLOCKER	1720 S LIVINGSTON
RF	24-CV-25771	BCL PROPERTIES LLC	1716 S WESTMORELAND
RF	24-CV-25772	BCL PROPERTIES LLC	2213 W GRINNELL
RF	24-CV-25774	ALYCIA THURMAN	1800 S LYDIA
RF	24-CV-25775	ALYCIA THURMAN	1802 S LYDIA
RF	24-CV-25796	FRENCH PROPERTIES LLC	2104 W GARDEN
RF	24-CV-25815	EARNEST RODGERS SR	2728 W KRAUSE
RF	24-CV-25847	B CUBED INVESTMENTS LLC	3006 W KRAUSE
RF	24-CV-25849	B CUBED INVESTMENTS LLC	2713 W HUMBOLDT
RF	24-CV-25871	DERRICK WARD	2118 W GARDEN
RF	24-CV-25872	YESSICA SANCHEZ PORTILLO	2129 W GARDEN
SD	24-CV-25656	PAUL WILSON & PEG PENDELL	1105 N GLENWOOD AVE
SD	24-CV-25664	LAURA ESTATE DEWEY	6816 N WILSHIRE CT
SD	24-CV-25673	ROBERT SCHOENBEIN	815 E ARCHER AVE
SD	24-CV-25676	CHEN LIN	1607 W CIMARRON DR
SD	24-CV-25703	JOSEPH E MAST	2717 N MILLBROOK DR
SD	24-CV-25753	PAUL WILSON & PEG PENDELL	1105 N GLENWOOD AVE
SD	24-CV-25764	JUSTIN M SEWELL	5906 N ROSEMEAD DR
SD	24-CV-25854	AZ PROPERTY ONE LLC	5523 N HUMBOLDT AVE
SD	24-CV-25870	VRE PEORIA LLC ATTN B JASON KEEN	901 W LAKE AVE
SD	24-CV-25874	KIMBERLY STRATTON	6811 N IRONWOOD DR, EDWARDS
SM	24-CV-25650	SHERYL LOW	2237 W RICHWOODS BLVD
SM	24-CV-25679	DON WATSON	3420 N GALE AVE
SM	24-CV-25684	SFR3-060 LLC	3703 N MOLLECK DR
SM	24-CV-25767	JUSTIN KAHUT	2120 N WELLINGTON DR
SM	24-CV-25840	JOSHUA RUNYON	3512 N FINNELL AVE
SM	24-CV-25846	JEREMIAH DEARCOS	2227 W TRIPP AVE

WEEKLY DEVELOPMENT ACTIVITY REPORT

CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

Date: 08/29/2024 - 09/04/2024

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 virtually. We also offer an in-person option the first Monday of each month at Distillery Labs at 201 SW Adams St. This is a free service for anyone who wants to discuss development with staff from various city departments, local utility companies, the Peoria County 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	52
Development Center Permits Issued	50	2136
Total Value of Development	\$ 764,244	\$ 117,405,827

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-13770-2024	800 SW Adams St	Commercial Alteration	Int. Alt. – The Modern Gentleman	1	JN

Additional Activity

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

Plan/Permit #	Address	Type	Description	Council District	Planner Assigned
RES-13767-2024	6935 N Brookstone Dr	New Single-Family Home	NSFD	4	JR
SIGN-13801-2024	800 SW Adams St	Permanent Sign	Install 3 signs – The Modern Gentleman	1	JN

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
-			

WEEKLY DEVELOPMENT ACTIVITY REPORT CITY OF PEORIA – COMMUNITY DEVELOPMENT DEPARTMENT

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
18-18-458-032	2215 W Krause Ave	1	Private - Planned
18-18-333-012	2500 W Fremont St	1	Private - Planned
18-18-403-024	1407 S Westmoreland Ave	1	Private - Planned
18-18-351-004	1710 S Laramie St	1	Private - Planned

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
-			

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



**ZONING BOARD OF APPEALS
THURSDAY, SEPTEMBER 12, 2024
CITY HALL, ROOM 400 – 1:00 P.M.**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF JULY 11, 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. ZBA 1904-2024 Public hearing on the request of Cody Giebelhausen of Civic Digital Displays, LLC, on behalf of Tri-County Water Treatment, to obtain a Major Variance from the City of Peoria Unified Development Code Section 8.3.10.C.2 Off-Premise Freestanding Signs, to allow for the placement of an off-premises freestanding sign on a street designated as a minor arterial per the Official Thoroughfare Map of the City of Peoria and a Major Variance from Section 3.5.6 Setback Regulations, to reduce the required setback from a designated thoroughfare from 25 feet to 10 feet, in a Class C1 (General Commercial) District, for the property located at 7305 N University St (Parcel Identification No. 14-07-276-010), Peoria, IL (Council District 5)

CASE NO. ZBA 1917-2024 Public hearing on the request of Shawn M. and Jeannie Goldring to obtain a Major Variance from the City of Peoria Unified Development Code, Section 4.2.4, Building Envelope Standards, to reduce the accessory structure front yard setback from 25 feet to 0 feet and a Major Variance from Section 5.4.6, Fences and Walls, to increase the height of a front yard fence from 3 feet to 6 feet, in a Class R3 (Single Family Residential) District for the property located at 6409 N Brookwood Ln (Parcel Identification No. 14-18-101-017), Peoria, IL (Council District 4)

CASE NO. ZBA 1972-2024 Public hearing on the request of Kyle Benefield to obtain a Major Variance from the City of Peoria Unified Development Code Section 8.1.5.F Access/Driveways, to allow a gravel driveway, in a Class R3 (Single Family Residential) District for the property located at 808 W North Ln (Parcel Identification No. 14-05-276-006), Peoria, IL (Council District 5)

CASE NO. ZBA 2006-2024 Public hearing on the request of James Brodt of L&T Technology Services, LLC, on behalf of Lopez, LLC, to obtain a Major Variance from the City of Peoria Unified Development Code Section 8.1.5.B.3. Location of Parking Spaces, to allow an ADA parking space in a front yard, in a Class I1 (Industrial/Business Park) District for the property located at 1139 W Detweiller Dr (Parcel Identification No. 14-05-402-008), Peoria, IL (Council District 5)

CASE NO. ZBA 2008-2024 Public hearing on the request of Matt Waughtel of The Helper, on behalf of Kendra Lynn, to obtain a Major Variance from the City of Peoria Unified Development Code Section 5.4.6.B.4. Fences and Walls, to allow vertical and horizontal fence support and cross members to face the exterior of the lot, in a Class R3 (Single Family Residential) District for the property located at 2112 W Arrowhead Ln (Parcel Identification No. 14-31-277-002), Peoria, IL (Council District 1)

CASE NO. ZBA 2009-2024 Public hearing on the request of Casey C. Kepple of Kepple Law Group, LLC, on behalf of Jeff Frieden and Jennifer Kemp of FK Property Holding, LLC to obtain a Minor Variance from the City of Peoria Unified Development Code Section 5.4.2 Residential Accessory Structures and Storage Buildings, to increase the size of an accessory storage building from 1,092 sq. ft. to 1,632 sq. ft., in a Class RE (Estate Residential) District for the property located at 5811 W Saddlebrook Ct (Parcel Identification No. 13-03-401-004), Peoria, IL (Council District 4)

CASE NO. Public hearing on the request of Roxanne Ibe for 825 Adams LLC, to obtain a Major
ZBA 2014-2024 Variance from the City of Peoria Unified Development Code Section 6.5.A.14.a.
Warehouse District General Requirement, to replace the required street wall with outdoor
commercial planters in a Class WH (Warehouse Form) District for the property located at
825 SW Adams St, (Parcel Identification No. 18-09-313-021), Peoria, IL
(Council District 1)

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT