



**HOUSING COMMISSION
Regular Meeting**

Monday, February 2nd, 2026
City Hall Room 110
11:00 a.m.

- AGENDA -

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: December 1st, 2025

IV. PUBLIC COMMENT PERIOD

V. REGULAR BUSINESS

- A. Planning and Zoning Monthly Summary Report
- B. City Council Update
- C. Staff Department Update

VI. NEW BUSINESS

- A. Recap: Federal Funding Proposed Changes, Local Implications, and Necessary Pivots
 - i. Speaker: Kate Green, Heart of Illinois Continuum of Care

VII. OLD BUSINESS

VIII. PUBLIC COMMENT PERIOD

IX. ADJOURNMENT

Next Regular Meeting: Monday, March 2nd at 11AM

The agenda and meeting minutes will be available online at <https://www.peoriagov.org/572/Housing-Commission>



HOUSING COMMISSION Regular Meeting

Monday, December 1st, 2025
City Hall Room 110
11:00 a.m.

- MINUTES -

I. CALL TO ORDER

The meeting was called to order by Staff Liaison Nicole at 11:07 AM.

II. ROLL CALL

Present: Commissioner Peterson, Vice Chair Boswell, Commissioner La Rue, Commissioner Rivers, Commissioner Genzel, Commissioner Hayes, Councilman Riggerbach, and Commissioner Carroll.

There is one member of the Commission attending remotely, Commissioner Sanders, who is attending via GoToMeetings. The Open Meetings Act accounts for limited circumstances electronic attendance is allowed under (5 ILCS 120/7). Sec. 7 Attendance by a means other than physical presence. (a) If a quorum of the public body is physically present as required by Section 2.01, a majority of the public body may allow a member of that body to attend the meeting by other means if the member is prevented from physically attending because of: (i) personal illness or disability,; (ii) employment purposes or the business of the public body; or (iii) a family or other emergency. "Other means" is by a video or audio conference.

Commissioner Sanders stated that she is attending remotely due to employment purposes. Commissioner Carroll motioned to allow Commissioner Sanders remote attendance. Seconded by Commissioner Genzel. All in Favor.

Under the Open Meetings Act, this would be a limited circumstance in which electronic attendance is allowed under 5 ILCS 120/7.

Staff Present: Staff Liaison Nicole Morrow.

III. APPROVAL OF MINUTES: November 3rd, 2025

There were a few modifications made to the minutes from November. The first modification was underneath attendance it said, "Vice Chair Shah" but it should have been "Vice Chair Boswell". The next modification was about deferred maintenance properties and routine inspections of rentals. One of the sentences stated, "La Rue thinks it's really important from a tenant's rights perspective because it can be difficult for just cause of evictions." Commissioner La Rue requested that the minutes reflect more of the content of the conversation. The proposed modification would be to remove the sentence and include "The accelerated intervals for properties with ongoing violations will help protect renters who may otherwise not call because of lack of just

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cause protections in the area.” Councilman Riggerbach also had a modification for the company that is working with the Dream Center and the tiny homes project, the company is Pallet Shelter. Commissioner La Rue had one more modification regarding the complaint in La Rue’s neighborhood. The sentence stating that La Rue’s property had been complained on is not true and will be removed. The new sentence will read “a neighbor in La Rue’s neighborhood was reported via a Peoria Cares report, and while the staff member inspecting the complaint was in the area, there were several other properties written up.”

Motion to approve November 3rd minutes with amendments made by Commissioner La Rue. Seconded by Commissioner Hayes. All in Favor.

IV. PUBLIC COMMENT PERIOD

There were no members present from the public at this time that wished to comment.

V. REGULAR BUSINESS

A. Planning and Zoning Monthly Summary Report

Staff Liaison wanted to provide a report back on the items that have gone to Council. GRO Community is being deferred to the December meeting with the follow up items and will hopefully pass at that time. For the research testing and development facility, it was improperly listed in multiple places, but the address is 2601 W Forrest Hill, not W Richwoods. This project came out of the Peoria Next innovation Incubator and so this will allow them to have a facility that’s an appropriate size and expand. There will be about 12-13 additional staff that will be added once that building is retrofitted to what is needed with proper chemical storage.

Commissioner Genzel was curious about the variance for parking coming to Planning and Zoning in December. Staff Liaison shared that a class two vehicle is basically an oversized RV and there’s specifications for an RV that’s allowed to be parked on premises with a setback and then anything larger than those specifications would then be listed as class two. Commissioner La Rue asked what the short-term rental radius is. Staff Liaison will get the exact language, but she believes there can be up to either 3 or 5 within a certain radius.

B. City Council Update

Councilman Riggerbach stated that there was a brief discussion at the last Council meeting about what the cuts from HUD are going to mean to the City. The Council is unsure what the next steps need to be. Dream Center would likely move forward with the tiny home village if there was a location and financial support from the community. Riggerbach stated that Dream Center is very effective at raising funds corporately, so he doesn’t think that would be a big issue for them. The Council is unable to provide the Dream Center with direction as to where the tiny homes would be permitted. Commissioner Carroll stated that last month there was discussion about a building on Main Street, however there is a big empty lot on the corner of Main Street and Flora. Carroll shared that this is right on the bus line, so services would be able to be accessible. Staff Liaison Nicole will look into who currently owns that property and what the current zoning is.

Councilman Riggerbach shared that as he’s talked with people from Lula, they’re really struggling in trying to keep track of where everyone is. One of the beauties of the Motel project was that they had 50 people in one place, so the services were able to be provided in a very efficient manner and the support that people needed was able to be provided. Something that Riggerbach has been thinking about but is very controversial with the Council and the providers is whether it makes sense for the City to have a sanctioned encampment and have a ***The agenda and meeting minutes will be available online at <https://www.peoriagov.org/572/Housing-Commission>***

location that is allowed to be camped so that the service providers know that there would be 50 people in one place and that they could provide the necessary support. Someone that wished to remain anonymous stated that they were apprehensive about putting too many unsheltered people in one place because of the way the Administration in Washington is dealing with immigration issues and they're afraid that the next step is going to be for the homeless sweeps.

Councilman Riggerbach shared that he doesn't think there would be a problem with the special use that would be coming before Council for a vote for the organization GRO Community and that the reason it was delayed was because it was not properly communicated with Council, not because of any overriding concerns.

Councilman Riggerbach shared that one of Councilman Oyler's concerns is that Peoria is starting to be come the drop off point in the state where unhoused individuals that need assistance come to Peoria first.

Councilman Riggerbach wasn't sure if there's a way to regulate the people that were already in Peoria versus coming in after. Commissioner Genzel shared that her thoughts on that are that there's enough people in the Peoria area that could easily be filled up with Peoria people, and no one will be able to 100% keep someone from going someplace else, as well as the reverse being true and that some people from Peoria go someplace else. Commissioner La Rue wasn't sure if it was possible to do something similar to short-term rentals where the City has a total quota for population for the City and there will only be so many halfway homes in the City so that the population isn't exceeded. Commissioner Genzel asked what's the criteria for the people who will be living in the home. Staff Liaison shared that these individuals would be coming directly from the Department of Corrections and that the home as 13 beds. Staff Liaison also shared that she thinks the other concern from Council was the amount of capital that's going to be needed to get the building back to code. Commissioner La Rue stated that if the City is committed to working through the safety issues, then there have to be places that support people who are coming out of the Department of Corrections and support them into reintegrating into the community and reestablishing their lives in Peoria. Councilman Riggerbach shared that anecdotally the word is that a lot of people that drop out of the program then end up back on the street with their issues, which is why some council members keep bringing up the fact that the City doesn't need people from the Department of Corrections coming in, the City needs to address the Peoria people.

Vice Chair Boswell asked if there would be no funding from HUD. Councilman Riggerbach shared that the continuum of care has 90% of their allocation guaranteed every year, but this year it will drop down to 30%. This means that upwards of about 200 people could lose their support and housing. Commissioner Genzel shared that this particular grant is allocated every year to communities throughout the country through the continuum of care which addresses homelessness, housing, and services. For example, New Hope Apartments, Dream Center, Center for Prevention of Abuse, Goodwill are all permanent supportive housing for people who are formally from the street. In the past 10 years, based on research, HUD has pushed everyone towards permanent supportive housing and now within months' time, HUD came out with a notice of funding application and opportunity and went the opposite way and stated they no longer want permanent supportive housing, they want transitional housing. The criteria have changed as well. Services are now required, which services were never required prior. All equity has to be taken out of the application.

Commissioner Peterson asked if there was anything in the near future for the 50 homeless people. Staff Liaison shared that staff is starting to look at winter emergency housing. As of right now, this is going to be shelter overflow such as existing shelter providers, opening vestibules, opening chapels, any spaces that they can welcome more people into overnight.

C. Staff Department Update

For the remaining American Rescue Plan funding and housing, a lot of this was potentially going to be redirected into the housing arena, so these discussions are on hold as of right now. This will come back

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hopefully in the early part of 2026, but the capacity for new projects and programming is very limited right now as everyone pivots to meet the notice of funding deadline.

In positive news, Council at the November meeting approved the Community Development Block Grant recommendations as well as the Emergency Service Grant recommendations that came from staff and the CDBG Commission. These fund the emergency services and our existing shelter care projects as they exist now. These funds were approved and are received annually from the Federal government as an entitlement. The CDBG recommendations focus more on youth childcare services, crime awareness and prevention, and mental health

VI. NEW BUSINESS

A. Affordable Housing Plan

There was a paper at the sign-in table with a summary of the Commission's housing and code discussion. This will be attached to the Affordable Housing Plan as it directly relates to neighborhood improvement. The Housing Commission usually hears from Code Enforcement annually, which will likely happen in the Spring about the 2025 activities, and the Commission can also bring up the housing and code discussion summary at that time. If Staff Liaison missed anything, please reach out so it can be added and brought back before everyone. This summary is from the discussion from the last meeting where the Commissioners were talking through neighborhood improvements specifically around the Peoria Cares line and Code Enforcement. Commissioner La Rue shared that it would be nice to have some discussion about providing homeowners with a warning notice before receiving a court summons.

For the Affordable Housing Plan, the first part of the plan includes a little bit more of the statistical analysis, a little bit of historical context, and progress made from the original plan from 2000 to present day. Staff Liaison had the Commissioners take the document provided to the Commissioners and the focus areas the commission has been extrapolating and break out into related goals and action items and tie this into the City's strategic plan. There are six strategy areas that the City came up with through their community engagement and throughout their strategic planning process. The six areas may not directly say anything about housing, but many of the incorporate housing related goals.

VII. OLD BUSINESS

VIII. PUBLIC COMMENT PERIOD

There were no members of the public present at this time that wished to comment.

IX. ADJOURNMENT

Vice Chair Boswell made a motion to adjourn at 12:17 PM and this was seconded by Commissioner Rivers. All in Favor, meeting adjourned.

Next Regular Meeting: TBD. We will not meet in the month of January.

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Summary- Planning and Zoning

Case Number	Applicant	Summary of Request	Request Language	Council District	Additional Notes
PZ 5-2026	Todd Hermann, Authentic Oak LLC	Short Term Rental	To obtain a Special Use in a Class R2 for a Short-Term Rental for the property located at 615 W Timothy Drive (Parcel ID 14-09-303-008)	District 5	
PZ 6-2026	United Presbyterian Church	Freestanding Sign Request	To amend an existing Special Use in a Class R5 (residential cluster development) to allow for installation of a 2 nd freestanding sign at 2400 W Northmoor Road (Parcel ID 14-18-402-046)	District 2	
PZ 7-2026	Simple Blessings Senior Living	Request for elderly housing	To obtain a Special Use in a Class R4 (Single Family Residential) for Elderly Housing at 1511 N Bigelow Street (Parcel ID 18-04-176-036)	District 2	
PZ 8-2026	Peoria Civic Center Authority	Fencing Request	Amend a Special Use in a Class B1 (Downtown Commercial) for the Civic Center to add four foot tall fencing in the front yard of the property	District 2	Multiple parcel IDs for property addresses at 201 SW Jefferson, 702 and 720 Fulton, and property side along SW Monroe Street
ZBA 2-2026	Robert and Kari Kraus	Gravel Driveway	To obtain a major variance from the City of Peoria UDC referencing driveways to allow a gravel driveway in a Class R3 at 2032 W Glen Ave (Parcel ID 14-19-426-011)	District 2	Unified Development Code (UDC) Section 8.1.5.F