



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council
FROM: Patrick Urich, City Manager 
DATE: June 20, 2014
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.

Hearings during Council Chambers Renovations

Due to the upcoming renovations of Council Chambers, a number of regularly scheduled hearings have moved locations. This temporary move will begin on July 1, 2014, and continue until the remodel is complete.

Housing and Environmental Court Hearings

Both housing and environmental court hearings will be temporarily relocated to the Peoria Police Department, 600 SW Adams, Room 102. The only exception will be on July 15, on which date the hearings will be held in Room 404 in City Hall. The existing dates and times for the cases will remain the same.

Parking Ticket Hearings

Parking ticket hearings will be relocated to Room 404 in City Hall.

All-America City Celebration

The City, in conjunction with All-America City Committee, is hosting a community celebration of the one-year anniversary of the All-America City award called "Celebrating Peoria: You Told Us!" At the event, the art initiative which asked residents and visitors "why" Peoria is in fact an All-America City will be unveiled. The event will be held on Thursday, June 26, 2014 from 5 PM to 7 PM at the Peoria Riverfront Museum located at 222 SW Washington Street, Peoria. This family-friendly event is **FREE** and opened to the public and will include food, prizes and fun!

The City of Peoria was awarded the distinction of being an All-America City for the fourth time in 2013. To celebrate the award, the community art initiative was started to ask residents and visitors "why" Peoria is in fact an All-America City. The feedback has been tremendous! The artwork will include the responses received throughout the past year. It will be a lasting piece of history that incorporates and celebrates all of the ways Peoria is an All-America City.

Additionally, during the event, the Peoria Riverfront Museum will offer free admission to The Science of Ripley's Believe It or Not!® exhibit. This 6,000 sq. ft. exhibit is an adventure that takes you through the remarkable realms of scientific discoveries and real artifacts. For more

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information about the exhibit, please visit the Peoria Riverfront Museum at <http://www.peoriariverfrontmuseum.org/>.

For more information about the “Celebrating Peoria: You Told Us!” event, contact the City of Peoria, City Hall, at (309) 494-8524.



Site Plan Review Board Agenda

The SPRB agenda from June 16th is attached. Any questions related to the listed projects should be directed to the Planner assigned to the case.

Zoning Board of Appeals Agenda

The agenda for the July 10th meeting of the Zoning Board of Appeals is attached.

Planning and Zoning Commission Agenda

The revised agenda for the July 3rd meeting of the Planning and Zoning Commission is attached.

Housing Court Cases

The list of housing court cases scheduled for June 24th is attached.

Code Violation Cases

The list of Code violation cases scheduled for June 24th is attached.



SITE PLAN REVIEW BOARD AGENDA

Plans Distributed: June 16, 2014

Comments Due: June 23, 2014

Project ID	Address	Project Type	Project Description
14-157	14-18-128-001 6314 N Greenmont	Zoning Board of Appeals - Major Variance	Major Variance - (Council District 5) – LA
14-144	18-04-403-007 740 NE Glen Oak Ave	CPZ Commission - Plat Admin	Revision - OSF Minor Subdivision - (Council District 3) - ST
14-132	14-33-328-003 110 W McClure Ave	Site Plan Review Board - Zoning Certificate	Revision - Change of Use from Vacant to Medical Office - (Council District 2) – ST
14-161	14-07-100-026 7301 N Allen Rd	Zoning Board of Appeals - Major Variance	Signage Variance - (Council District 5) – LA
14-162	18-17-230-016 to -021 1 Edmund St	Site Plan Review Board - Zoning Certificate	ADM Reception Bldg - (Council District 1) – KS
14-164	14-08-327-013 7010 N University St	Site Plan Review Board - Zoning Certificate	Change of Use - Fat Jacks - (Council District 5) - LA
14-125	14-27-402-012 & -013 1505-1509 E Paris Ave	CPZ Commission - Special Use	Revision - Special Use (Church Expansion) - (Council District 3) – ST
14-140	14-28-201-002 4242 N Knoxville Ave	Site Plan Review Board - Zoning Certificate	Revision - Change of Use from Financial Institution to Office - (Council District 3) - ST
14-165	14-29-428-002 3415 N Sheridan Rd	Site Plan Review Board - Zoning Certificate	Building Addition- (Council District 2) - ST
14-143	18-04-202-020 & -032 18-04-210-032 18-04-227-021,022,031 18-04-232-016 18-04-231-025 18-04-277-003 & -004 14-33-453-032	CPZ Commission - Plat NonAdmin Waiver	Revision - IFF Access Peoria One-lot subdivisions (duplex lots) with Waivers – (Council District 3) - ST
14-155	18-19-401-001 & -004 2226 W Clark St	CPZ Commission - Special Use	Public Hearing on the request of Travis Polston of A-1 Towing, in a Class I-3 (General Industrial) District, for a Special Use for a Towing and Impound Lot with a Junk Yard and Auto Grave Yard - (Council District 1) - KS
14-167	14-20-251-028 1215 W Glen Avenue	Site Plan Review Board - Zoning Certificate	Expansion of Use – (Council District 3) - ST

Staff Contacts:

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**ZONING BOARD OF APPEALS
THURSDAY, JULY 10, 2014
CITY HALL, ROOM 400 – 1:30 P.M.**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF JUNE 12, 2014 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 2982

Petitioner Robert Willi is requesting a variance from the City of Peoria Zoning Ordinance Article 7.6.e Yard Requirements, to reduce the required front yard setback from 25 feet to 15 feet, in a Class R-3 Single Family Residential District, for the property identified as 14-18-128-001 and with an address of 6314 N Greenmont Road, Peoria, IL.

CASE NO.
ZBA 2983

Petitioner Brian Adams of Architectural Graphics, Inc for Gary Pearl of Pearl Automotive is requesting a variance from the City of Peoria Zoning Ordinance Articles 17.5.a Computation of Area of Individual Signs and 17.11.c.(2) Limitations for Area and Sign Height, to increase the size of a freestanding sign from 70 sq ft to 216 sq ft, in a Class C-2 Large Scale Commercial District, for the property identified as Parcel Identification Number 14-07-100-026 and with an address of 7301 N Allen Road, Peoria, IL.

CASE NO.
ZBA 2984

Petitioner Leonard Schmillen is appealing the Zoning Administrators decision, summarized in a letter to the petitioner dated May 2, 2014, that the use of a sorority was voluntarily abandoned and may not continue as a legal non-conforming use per Appendix C, Article 10.3.2, in a Class R-4 Single-Family Residential District for the property located at 1004 N Institute Place, Peoria, IL.

- 5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**
- 6. ADJOURNMENT**



PLANNING & ZONING COMMISSION
THURSDAY, JULY 3, 2014
CITY HALL, ROOM 404- 1:00 P.M.

REVISED AGENDA

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF JUNE 5, 2014 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. PUBLIC HEARING on the request of Robert C. Hall of Miller, Hall and Triggs, LLC, for GHSC Associates Limited Partnership as to part GHSC Annex Land Trust, David S. Joseph, Trustee as to part, to rezone property from a Class R-1 (Single Family Residential) District to a Class C-2 (Large Scale Commercial) District for the property located at 14-19-326-013, 14-19-326-012, 14-19-326-011 (2609 and 2613 W. Farrelly Avenue, and 2608 W. Glen Avenue); 14-19-326-009, 14-19-326-010 (2617 W. Farrelly Avenue); 14-19-326-006 (2701 W. Farrelly Avenue); 14-19-326-003 (2711 W. Farrelly Avenue); 14-19-326-002 (2714 W. Glen Avenue); 14-19-301-021 (2717 W. Farrelly Avenue); 14-19-301-020 (2723 W. Farrelly Avenue); 14-19-326-014 (2607 W. Farrelly Avenue); 14-19-326-008 (2627 W. Farrelly Avenue); 14-19-326-007 (2637 W. Farrelly Avenue); 14-19-326-004 (2709 W. Farrelly Avenue); 14-19-326-001 (W. Glen Avenue); 14-19-326-005 (Vacant Land on Glen Avenue); 14-19-301-018 (Vacant Land on W. Glen Avenue), Peoria, IL. (Council District 4)

CASE NO. ZC 13-08

Continued from June 5, 2014

CASE NO. Public Hearing on the request of Dale Higdon for Paris Avenue Church of Christ of Peoria, to amend an existing Special Use for a Church, Ordinance 14, 483, as amended, to add the property at 1505 E Paris Avenue to the boundary of the Special Use and expand parking in a Class R-3 (Single-Family Residential District) for the property at 1435, 1505, & 1509 E Paris Avenue (PIN 14-27-402-004, -010, -011, -012, & -013), Peoria, IL. (Council District 3).

CASE NO. PZ 14-16

CASE NO. PUBLIC HEARING on the request of Derek Schruyer of Davis & Campbell, LLC for Hunzeker Properties LLC to obtain a Special Use in a Class I-1 (Industrial/Business Park) District for an Expansion of a Non-Conforming Building for the property identified as Parcel Identification Nos 14-05-151-003 and 14-05-151-002, with addresses of 1804 and 1812 W Chanute Road, Peoria, IL. (Council District 5).

CASE NO. PZ 14-17

CASE NO. Public Hearing on the request of Kristine Giornalista of Access Peoria, LLC to create 8 one-lot subdivisions, with waivers, for the properties located at 1634 N. Missouri Avenue (PIN 181-04-210-032), 1831 N. Peoria Avenue (PIN 18-04-202-033), 1915 N. Peoria Avenue (PIN 14-33-453-032), 1512-1514 N. New York Avenue (PIN 18-04-277-004 & 18-04-277-003), 1817-1819 N. Indiana Avenue (PIN 18-04-227-022 & 18-04-227-021), 1707 N. Indiana Avenue (PIN 18-04-231-025), 603 E. Ravine Avenue (PIN 18-04-227-031), and 713 E. LaSalle Street (PIN 18-04-232-016), Peoria, IL. (Council District 3).

CASE NO. PZ 14-18

CASE NO. PUBLIC HEARING on the request of Julie Waldschmidt to amend an existing Special Use Ordinance No. 15,185 in a Class C-2 (Large Scale Commercial) District to add a dumpster enclosure, with waivers, for the property identified as Parcel Identification No. 14-08-226-025 with an address of 7815 N Knoxville Avenue, Peoria, IL. (Council District 5).

CASE NO. PZ 14-20

CASE NO. PUBLIC HEARING on the request of Travis Polston of A-1 Towing, in a Class I-3 (General Industrial) District, for a Special Use for a Towing and Impound Lot with a Junk Yard and Auto Grave Yard, for the property located at 2226 W. Clark Street (Parcel Identification nos. 18-19-401-001 and 18-19-401-004) (Council District 1).

CASE NO. PZ 14-22

CASE NO. PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code of the City of Peoria with respect to funeral homes in residentially zoned districts.

CASE NO. PZ 14-H

Inquiries: Community Development Department, (309) 494-8600 or planning@peoriagov.org

CASE NO.

PZ 14-1

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code relating to Cannabis Cultivation Centers.

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

			HOUSING COURT 6/24/14	77 CASES			
DAN	C	09:00 AM	A MILLER & CO	HC-13-647	WASHINGTON 1725 SW	24-Jun-14	REVIEW
DAN	C	09:00 AM	WESSEL CHARLES	HC-13-609	WASHINGTON 2807 SW	24-Jun-14	REVIEW
KD	C	09:00 AM	TONER HUGH	HC-14-214	ADAMS 1216 SW	24-Jun-14	REVIEW
KD	C	09:00 AM	JASON CATTON INC	HC-14-406	ADAMS 2212 SW	24-Jun-14	FIRST APPEARANCE
KD	C	09:00 AM	KING WILLIAM	HC-14-215	ADAMS 3024 SW	24-Jun-14	REVIEW
KD	C	09:00 AM	AMERICAN LIQUOR	HC-14-407	MAIN 0615 W	24-Jun-14	FIRST APPEARANCE
LE	NO	09:00 AM	REGIONS BANK TRUST (HUFF)	HC-14-003	ARMSTRONG 0400 W	24-Jun-14	REVIEW
LE	O	09:00 AM	POLLITT ERIC	HC-13-766	ILLINOIS 0401	24-Jun-14	REHEARING/DEFAULT \$500 **
LE	O	09:00 AM	GLUCK-MUNSON KARLA	HC-12-420	MISSOURI 1629	24-Jun-14	REVIEW
LE	NO	09:00 AM	FADY PAMELA	HC-14-164	MISSOURI 1822	24-Jun-14	REVIEW
LE	O	09:00 AM	HEERMAN DAVID	HC-13-747	NORTH 1218	24-Jun-14	REVIEW
LE	NO	09:00 AM	FADY PAMELA	HC-14-165	PENNSYLVANIA 0513	24-Jun-14	REVIEW
PM	NO	09:00 AM	SCHUMACHER LLOYD	HC-14-242	ADAMS 2415 NE	24-Jun-14	REHEARING/DEFAULT \$2000
PM	NO	09:00 AM	CHICAGO TRUST	HC-14-086	CAROLINE 0801	24-Jun-14	REVIEW
PM	NO	09:00 AM	VALLADERES EVEYDA	HC-13-700	GLENDALE 1100 NE	24-Jun-14	REVIEW
PM	O	09:00 AM	BURNS WALTER/DEBBIE	HC-14-309	GLENDALE 1412 NE	24-Jun-14	REVIEW
PM	NO	09:00 AM	DURST KENNETH/LINDA	HC-14-087	GLENDALE 1421 NE	24-Jun-14	REVIEW
PM	O	09:00 AM	DELLIT CHAD/AUDREY	HC-14-244	LAKE VIEW 0105 NE	24-Jun-14	REVIEW
PM	NO	09:00 AM	MESSIAH PROPETES	HC-14-397	LEVEILLE 0607	24-Jun-14	FIRST APPEARANCE
PM	NO	09:00 AM	EVATT LOREN	HC-14-317	MADISON 1003 NE	24-Jun-14	REVIEW
PM	NO	09:00 AM	RUTHERFORD ROBERT	HC-14-033	MADISON 1320 NE	24-Jun-14	REVIEW
PM	NO	09:00 AM	REGIONS BANK TRUST (HUFF)	HC-13-637	MADISON 1500 NE	24-Jun-14	REVIEW
PM	O	09:00 AM	SILVEST (FRAZEE) VERONICA	HC-14-348	MADISON 2211 NE	24-Jun-14	REHEARING/H345DEFAULT \$500
PM	NO	09:00 AM	IMMEDIATE REALTY	HC-14-148	MADISON 2604 NE	24-Jun-14	REVIEW
PM	NO	09:00 AM	BACHMAN DAVID	HC-13-715	MADISON 3224 NE	24-Jun-14	REVIEW
PM	NO	09:00 AM	REGIONS BANK TR 90-P067-HUFF	HC-14-302	MADISON 3300 NE	24-Jun-14	REVIEW
PM	NO	09:00 AM	HEIM ROGER	HC-13-714	MONROE 0401 NE	24-Jun-14	REVIEW
PM	NO	09:00 AM	SCHUMACHER LLOYD	HC-14-144	MONROE 1001 NE	24-Jun-14	REVIEW
PM	NO	09:00 AM	REGIONS BANK TR 90-P067-HUFF	HC-13-780	MONROE 1030	24-Jun-14	REVIEW
PM	NO	09:00 AM	McGOWAN JESSIE	HC-14-396	MONROE 1416 NE	24-Jun-14	FIRST APPEARANCE
PM	NO	09:00 AM	MORALES JUAN	HC-14-349	MONROE 1603 NE	24-Jun-14	REVIEW
PM	NO	09:00 AM	MAJORS RICHARD	HC-14-245	MONROE 1800 NE	24-Jun-14	REVIEW
PM	NO	09:00 AM	HIGHFILL JEFFREY	HC-13-581	MONROE 3509 NE	24-Jun-14	REVIEW
PM	NO	09:00 AM	BULLOCK SHELLEY	HC-14-399	ROCK ISLAND 0917 NE	24-Jun-14	FIRST APPEARANCE
PM	NO	09:00 AM	MAJEED LAYLA	HC-14-409	SPRING 0304	24-Jun-14	FIRST APPEARANCE
PM	NO	09:00 AM	NEFF MICHAEL	HC-14-174	VINE 0525	24-Jun-14	REVIEW
SCA	O	09:00 AM	DOROTHY PEARSON FAM TRUST	HC-14-299	DECHMAN 2712	24-Jun-14	REVIEW

SCA	NO	09:00 AM	BLACKBURN GEORGE	HC-14-295	HILLCREST 1333	24-Jun-14	REVIEW
SCA	O	09:00 AM	RANDLE JOYCE	HC-13-729	PEORIA 2633 N	24-Jun-14	REVIEW
SCA	O	09:00 AM	COVER JENNIFER & BUTLER KINNIE	HC-13-727	PEORIA 2636 N	24-Jun-14	REVIEW
SW	C	09:00 AM	SCHMIDT/PARCESEPE	HC-13-616	ADAMS 3303 SW	24-Jun-14	REVIEW
SW	C	09:00 AM	COSTIC ENTERPRISES INC	HC-13-705	ADAMS 4015 SW	24-Jun-14	REVIEW
DG	O	09:45 AM	HINDENBURG/HELMER	HC-14-177	CORRINGTON 0812	24-Jun-14	REVIEW
DG	O	09:45 AM	HOFTIEZER JACOB	HC-13-486	DOUBET 0434	24-Jun-14	REVIEW
DG	O	09:45 AM	CASTO LOIS	HC-14-332	EDGEBROOK 4614	24-Jun-14	REVIEW
DG	NO	09:45 AM	DEWITTE MICHAEL	HC-14-280	ELLIS 2627	24-Jun-14	REVIEW
DG	O	09:45 AM	STREEPER HARRY	HC-14-312	GALE 2115	24-Jun-14	REVIEW
DG	NO	09:45 AM	SMITH BRADY/WILLIAM	HC-14-237	HANSSLER 0429	24-Jun-14	REVIEW
DG	O	09:45 AM	SCOBY HAROLD	HC-13-590	JEFFERSON 2821 SW	24-Jun-14	REVIEW-DEMO AGREEMENT
DG	NO	09:45 AM	DINH KHANH/MARIA	HC-14-234	LAKE 0623 E	24-Jun-14	REVIEW
DG	NO	09:45 AM	JOHNSON GIL/MICHELLE	HC-14-104	LINN 2209	24-Jun-14	REVIEW
DG	NO	09:45 AM	LUSCH LYNN	HC-14-273	LINN 2309	24-Jun-14	REVIEW
DG	O	09:45 AM	CALDWELL GERALD	HC-13-520	NORTH 1922 N	24-Jun-14	REVIEW
DG	O	09:45 AM	CONNOR JEFFERY	HC-14-400	NORTH 2318	24-Jun-14	FIRST APPEARANCE
DG	NO	09:45 AM	MELAIK FREDA	HC-13-623	NORTHRIDGE 0209 E	24-Jun-14	REVIEW
DG	O	09:45 AM	WHITBY ROGER	HC-14-103	NOWLAND 0916 W	24-Jun-14	REVIEW
DG	NO	09:45 AM	HEDEMAN ZACHARY (FADY)	HC-14-129	PLAZA 5527	17-Jun-14	REHEARING RE DEFAULT \$10000
DG	O	09:45 AM	ARAIZA JOSE	HC-13-679	SHERIDAN 2404	24-Jun-14	REVIEW
DG	NO	09:45 AM	DECA PROPERTIES	HC-14-140	SYLVAN 3330	24-Jun-14	REVIEW
DG	NO	09:45 AM	SHORT MATT	HC-13-428	VIRGINIA 0237 W	24-Jun-14	REVIEW
DG	O	09:45 AM	EGGLESTON MARSHA	HC-14-401	VIRGINIA 1213 W	24-Jun-14	FIRST APPEARANCE

GW	NO	09:45 AM	TROXELL RAYMON	HC-14-029	ARAGO 1814	24-Jun-14	REVIEW
GW	NO	09:45 AM	SOUTH SIDE BANK	HC-13-642	SEIBOLD 3023	24-Jun-14	SERVE NEW
GW	NO	09:45 AM	RENO JOHN	HC-14-048	TREWYN 2901	24-Jun-14	REVIEW/DEFAULT PEND \$500
GW	NO	09:45 AM	SILVA OSCAR	HC-14-002	WESTMORELAND 1614	24-Jun-14	REVIEW
LA	O	09:45 AM	MARINICH MELODY	HC-13-756	GARDEN 2821	24-Jun-14	REVIEW/DEFAULT PEND \$500
LA	NO	09:45 AM	BELLEMEY KATHY	HC-14-405	GREENLAWN 0926	24-Jun-14	FIRST APPEARANCE
LA	NO	09:45 AM	HINTON ANNA/JACK	HC-14-127	GREENLAWN 1006	24-Jun-14	REVIEW
LA	O	09:45 AM	COLLINS JEMIKA	HC-14-394	LINCOLN 1805	24-Jun-14	FIRST APPEARANCE
LA	O	09:45 AM	PETTIT CALVIN/HURDESTINE	HC-14-404	MALONE 2807	24-Jun-14	FIRST APPEARANCE
LA	NO	09:45 AM	MODLIN TRUST	HC-14-306	MARQUETTE 2406	24-Jun-14	REVIEW
LA	O	09:45 AM	EWING LYNETTE	HC-14-246	WISWALL 2306	24-Jun-14	REVIEW/DEFAULT PEND \$500
LA	O	09:45 AM	EWING AGNES	HC-14-395	WISWALL 2404	24-Jun-14	FIRST APPEARANCE
RM	O	09:45 AM	BYRD MARLA	HC-12-525	ADRIAN HINTON 1111	24-Jun-14	REVIEW DEF PEND - DEMO?
RM	O	09:45 AM	MCMACKIN JUDITH	HC-13-168	ADRIAN HINTON 1400	24-Jun-14	REVIEW

RM	NO	09:45 AM	LOGSDON SHANNON	HC-14-098	AIKEN 1512	24-Jun-14	REVIEW
RM	O	09:45 AM	GOLDEN OZELL/GARY	HC-14-231	FOURTH 1104	24-Jun-14	REVIEW
RM	VA	09:45 AM	AMMONS VICTORIA (ESTATE)	HC-13-167	THIRD 1117	24-Jun-14	REVIEW/DEMO

CODE COMPLIANCE CASE NO.	DEFENDANT	PROPERTY ADDRESS	PRE-HEARING FINE AMOUNT	INSPECTOR	COMMENTS
14-3984	BAUER, RANDALL	915 N ORANGE ST	\$150	BB	1ST APP
14-4027	CSECSINOVITS, ROBERT	3100 W LAKE AVE	\$150	BB	1ST APP
14-4023	CSECSINOVITS, ROBERT	3110 - 3120 W LAKE AVE	\$150	BB	1ST APP
14-3426	SAMHAN, MOHAMMED	6611 N TAMMARACK LN	\$300	BB	MOTION TO VACATE
14-3692	AACA HOUSING TRAINING	307 S WESTERN AVE	\$50.00	LA	1ST APP
14-3797	BATES, ANTHONY	1118 S WESTERN AVE	\$50.00	LA	1ST APP
14-3832	GALYEAN, BRAD	2002 W PROCTOR ST	\$50.00	LA	1ST APP
14-3686	NATIONAL TRAINING CORPORATION	1803 W HOWETT ST	\$50.00	LA	1ST APP
14-3243	RUSSELL, ELMORE	1713 W LINCOLN AVE	\$50.00	LA	1ST APP
14-3818	PEORIA HOUSING AUTHORITY	1017 NE JEFFERSON AVE	\$50	PM	1ST APP
14-4556	PACIFIC WEST GROUP, INC.	917 S SUMNER AVE	\$50.00	RM	1ST APP