



OFFICE OF THE CITY MANAGER



**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Patrick Urich, City Manager *Patrick Urich*  
**DATE:** April 11, 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.

**Applications Available for RERZ Building Materials Sales Tax Exemption**

The City's new River Edge Redevelopment Zone (RERZ), approved by the Illinois Department of Commerce and Economic Opportunity, will be a valuable catalyst for private development to create a vibrant, mixed use neighborhood in the Warehouse District area. It is designed to encourage reuse of environmentally-challenged properties to allow for safe and economically productive use.

RERZ benefits include:

1. Income Tax Deduction
2. Investment Tax Credits
3. Environmental Remediation Tax Credit
4. Dividend Income Deduction
5. Interest Income Deduction
6. Illinois Historic Preservation Tax Credit
7. Property Tax Abatement (not currently proposed within Peoria)
8. Building Materials Sales Tax Exemption (administered through City of Peoria, see below)

Applications for the RERZ Sales Tax Exemptions and general information about the program are now available in the Development Center, Room 300 in City Hall.

To determine if property may qualify for tax incentives in the RERZ, please either: refer to the attached map; visit <http://gis.peoriacounty.org/peorias/> and select Community Layers; or, contact the RERZ Administrator, ShamRa Robinson at 309-494-8922 or [srobinson@peoriagov.org](mailto:srobinson@peoriagov.org).

**Cohen Building – Downtown**

The Cohen Building, located at the corner of Adams and Harrison, received an exterior inspection as part of the Southern Gateway Sweep. The violations cited on the building were relatively minor in nature; peeling paint, tuck pointing, soffits, and boarded windows and doors.

Issues Update  
April 11, 2014

The owner of the building took no action to remedy the violations. As such, the case was placed before the City Hearing Officer early in 2014. After several months of further non-action, the owner was fined by the Hearing Officer for “no progress, no cooperation.”

On April 7<sup>th</sup>, an attorney for the owner filed in the Circuit Court a “Complaint for Administrative Review and Writ of Prohibition,” to set aside the case against the property. The basis for the Court filing is alleged procedural issues with the City case, and not on the actual code violations that are clearly visible on the exterior of the property.

As a matter of practice, certain lawsuits are brought before the City Council as an agenda item during regularly scheduled City Council meetings. However, as this is a matter of Administrative Review of a code violation, this particular item is being shared through the Issues Update.

### **Zoning Commission Annual Report**

Attached is the 2013 Annual Report for the Zoning Commission.

### **Planning and Zoning Commission Agenda**

The Planning and Zoning Commission agenda from April 10<sup>th</sup> is attached.

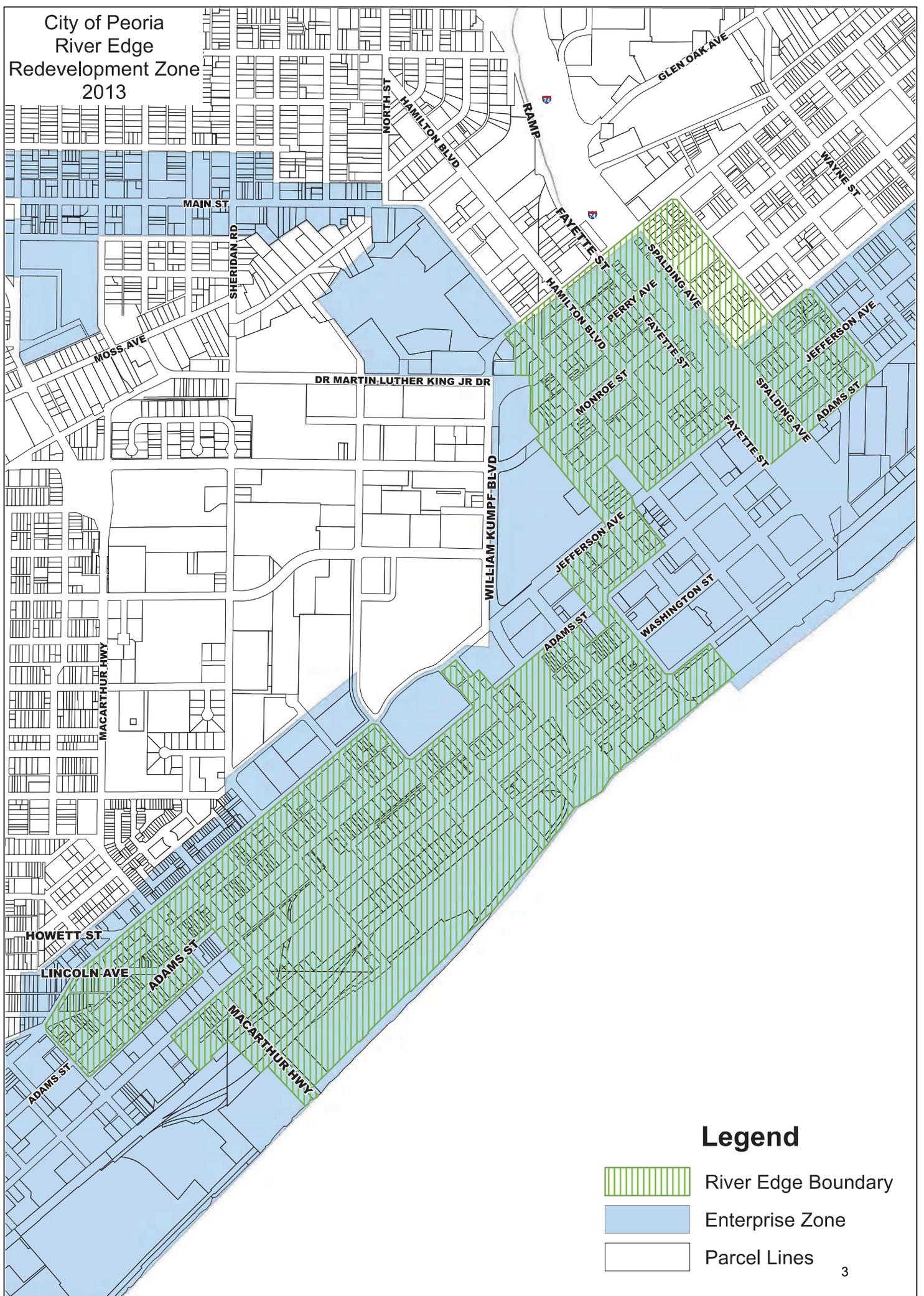
### **Housing Court Cases**

The list of housing court cases scheduled for April 15<sup>th</sup> is attached.

### **Code Violation Cases**

The list of Code violation cases scheduled for April 15<sup>th</sup> is attached.

City of Peoria  
River Edge  
Redevelopment Zone  
2013



**Legend**

-  River Edge Boundary
-  Enterprise Zone
-  Parcel Lines

City of Peoria

# 2013 Annual Zoning Commission Report

Leah Allison, AICP  
Senior Urban Planner

April 10, 2014

# 2013 Annual Zoning Commission Report

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# 2013 Annual Zoning Commission Report

## Section 1: Year End Summary

Review of 2013 finds a 20 percent decrease from the previous year in the total number of Zoning Commission cases. Text amendments tied with Special Use requests for the most number of cases. For the second year in a row, Staff has pursued changes in procedures and regulations that simplify development in Peoria.

## Section 2: Text Amendments

- Wireless Communication Towers
  - Provided simpler, more up-to-date regulations with an emphasis on collocation, minimizing the need to construct new towers, and ensuring that tower facilities are well-designed and removed when no longer in use.
- Building Height in B1
  - Required a minimum building height of two stories and a maximum height of thirteen stories.
- Farmer's Markets, Community Gardens, Murals
  - Allowed farmer's markets, community gardens, and murals in various zoning districts to support local businesses, promote access to healthy foods, and create opportunities for public art.
- Various Text Changes to Improve Clarity
  - The following items were amended to improve review processes, clarify regulations, and provide better customer service:
    - a. Home Occupations
    - b. Temporary Uses
    - c. Handicap Parking
    - d. Mechanical Screening

## Section 3: Zoning Case Comparisons

The following table and graph illustrate the number of Zoning Commission cases, by type, for the previous five years. The average number of cases for each type is also calculated as a means of comparison.

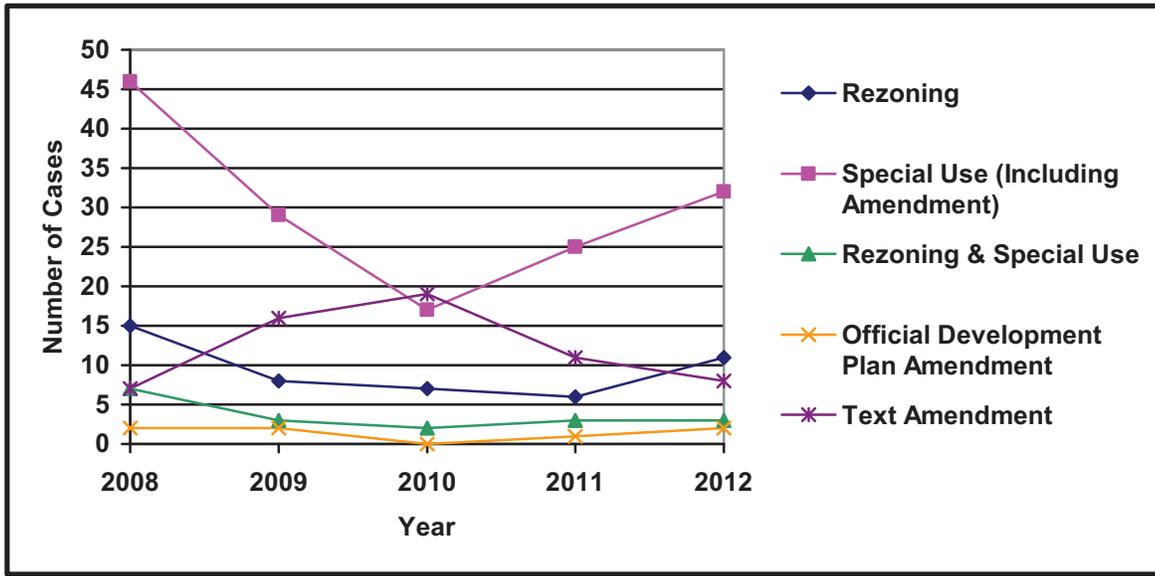
The total number of cases in 2013 declined 20 percent from 2012. The most significant change was the 50 percent decrease in the number of special use cases.

Table 1: 2008 to 2013 Case Comparison

Type	2009	2010	2011	2012	2013	Change 2012-2013	Average
Rezoning	8	7	6	11	8	-3	8
Special Use (including amendments)	29	17	25	32	16	-16	23.8
Rezoning & Special Use	3	2	3	3	5	+2	3.2
Official Development Plan Amendment	2	0	1	2	0	-2	1
Text Amendment	16	18	11	8	16	+8	13.8
Total	58	44	46	56	45	-11	49.8

# 2013 Annual Zoning Commission Report

Graph: Zoning Case Comparison



## Section 4: Trends – Concurrence with Staff Recommendations

The effectiveness of Staff's reporting to the Zoning Commission and the effectiveness of the zoning regulations becomes evident when studying the consistency of recommendations between the Zoning Commission and Staff. A significantly high number of inconsistent recommendations may suggest that Staff is not providing adequate or appropriate information or that the regulation may need to be reviewed.

In 2013, 84 percent of the Zoning Commission's recommendations were consistent with Staff's recommendations as illustrated in the table below. This is in keeping with consistency rates over the previous five years ranging from 79 percent to 89 percent.

Table 2: Consistency of Recommendations

Year	Consistent with Staff		Inconsistent with Staff	
	# of Cases	Percent	# of Cases	Percent
2009	50	86%	8	14%
2010	33	79%	9	21%
2011	36	84%	7	16%
2012	49	89%	6	11%
2013	38	84%	7	16%

# 2013 Annual Zoning Commission Report

## Section 5: Trends – Variations, Waivers, and Deferrals

### Variations

Analyzing the type of variation requests may provide insight into changing community preferences or needs. Understanding these issues allows Staff to monitor the effectiveness of the Zoning Ordinance and Land Development Code (LDC) and their consistency with the Comprehensive Plan.

The following tables summarize variances which were approved and variances which were denied during 2013.

*Table 3: Approved Variances*

Type of Variance	Number of Requests	Specific Issues
Setback	7	<ul style="list-style-type: none"> <li>• Reduced the front yard setback from 25 ft. to 15 ft. and the rear yard setback from 20 ft. to 10 ft.</li> <li>• Reduced the front yard setback from 25 ft. to 16 ft.</li> <li>• Reduced the front yard setback from 50 ft. to 25 ft. and the side yard setback from 20 ft. to 10 ft.</li> <li>• Reduced the side yard setback from 25 ft. to 20 ft.</li> <li>• Reduced the side yard setback from 5 ft. to 1.8 ft.</li> <li>• Increase the front yard setback from 15 ft. to 25 ft., reduced the parking setback from 15 ft. to 5 ft., and the rear yard setback from 25 ft. to 5 ft. (LDC)</li> <li>• Increased the front yard setback from 15 ft. to 60 ft. (LDC)</li> </ul>
Sign	1	<ul style="list-style-type: none"> <li>• Increased the maximum sign area from 4 ft. to 10 ft.</li> </ul>
Fence	1	<ul style="list-style-type: none"> <li>• Approved a 6-foot tall fence located in a front yard.</li> </ul>
Retaining Wall	1	<ul style="list-style-type: none"> <li>• Increased the height of the retaining wall from 3 ft. to 19 ft.</li> </ul>
Required Building Line	1	<ul style="list-style-type: none"> <li>• Reduced the required building line coverage from 80% to 52% (LDC)</li> </ul>
Refuse/Loading Facilities	3	<ul style="list-style-type: none"> <li>• Reduced the placement of refuse container from 50 ft. to 5 ft. from residential. (LDC)</li> <li>• Reduced the placement of loading areas from 50 ft. to 30 ft. from residential.</li> <li>• Eliminated required screening.</li> </ul>
<b>TOTAL</b>	<b>14</b>	

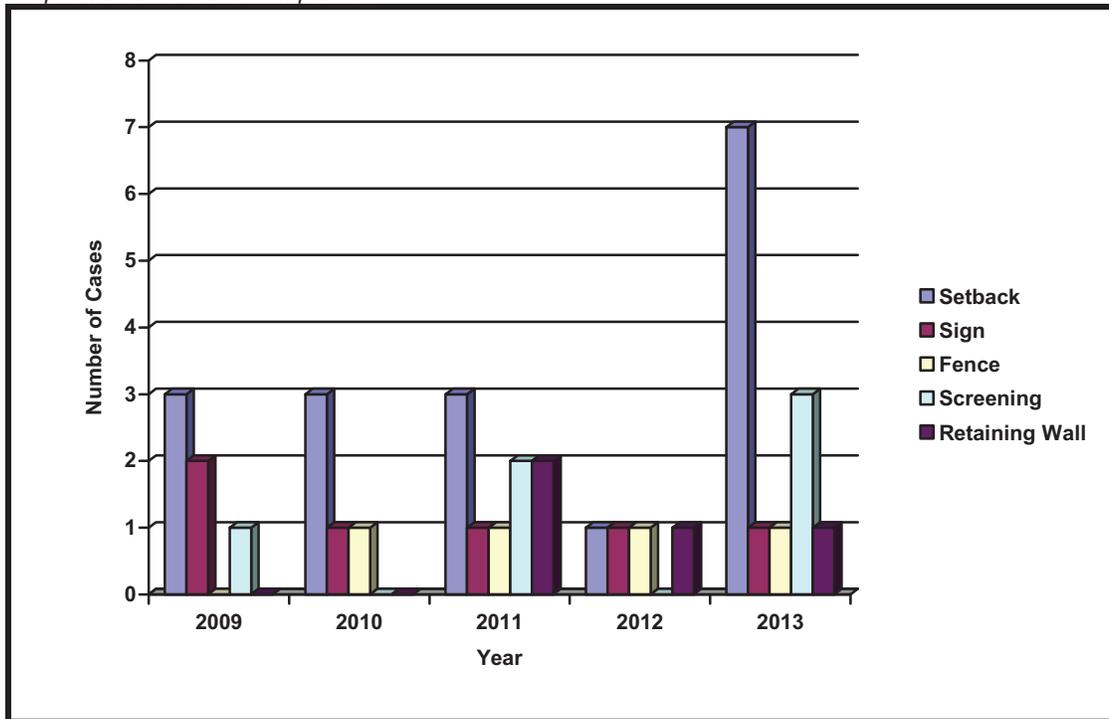
*Table 4: Denied Variances*

Type of Variance	Number of Requests	Specific Issue
Setback	1	<ul style="list-style-type: none"> <li>• Reduce the side yard setback from 12 ft. to 5 ft.</li> </ul>
Fence	2	<ul style="list-style-type: none"> <li>• Six ft. tall fence in the front yard.</li> <li>• Eight ft. tall fence in the rear yard.</li> </ul>
<b>TOTAL</b>	<b>3</b>	

# 2013 Annual Zoning Commission Report

The graph below provides a comparison of approved variances from the previous five years. Variances for yard setbacks, signs, fences, screening of mechanical units and transitional buffer yards, and retaining wall were the most frequently requested.

Graph: Variance Case Comparison



## Waivers

Waivers are requested as conditions of approval through the Special Use process and receive final review by the City Council. Like variances, if certain waivers are requested and approved more frequently than others, the Zoning Ordinance and Land Development Code may need further study or modification. The following list summarizes the types of waivers requested and approved by the City Council in 2013. Consistent with previous years, waivers of front yard setback requirements were the most frequently requested.

- Front yard and side yard setbacks
- Freestanding sign size and setback
- Number of parking spaces
- Transitional buffer yard requirements
- Building size and height
- Mechanical equipment and refuse screening requirements
- Fenestration, open space, and outdoor display requirements

# 2013 Annual Zoning Commission Report

## Deferrals

The total number of case deferrals in 2013 increased 21 percent from 2012. This is largely due to one case which was deferred numerous times at the request of the petitioner. The number of deferrals requested by Staff also increased due to the need for additional research of proposed text amendments.

*Table 5: Deferrals*

Year	Number of Deferrals Requested By			Total
	Petitioner	Zoning Commission	Staff	
2009	9	5	4	18
2010	4	8	3	15
2011	1	2	4	7
2012	8	6	5	19
2013	8	5	10	23

## Section 6: Enforcement of the Codes

Understanding which violations are most commonly reported can reflect on the effectiveness of the Codes and provide direction for Staff and the Commission of potential problem issues needing further review. Overall, the number of zoning complaints fell by 21 percent in 2013. Sign violations were the most commonly reported complaint followed by operating a business out of a residential home. Parking of vehicles, including boats and trailers, completed the top three submitted complaints.

The following Table 6 provides a list of violations by type and the frequency of each.

*Table 6: Zoning Violations by type*

Zoning Violation by Type	2010	2011	2012	2013
Illegal Storage	70	78	20	13
Sign	49	65	100	47
Other	47	51	26	28
Home Occupation	34	48	22	43
Illegal Parking	75	45	59	42
Fence	42	32	36	32
Use Violation	28	27	62	41
Work without a Zoning Certificate	22	25	17	18
Group Occupancy	14	21	12	10
Multiple Violations	16	9	11	14
<b>Total Zoning Enforcement Violations</b>	<b>397</b>	<b>401</b>	<b>365</b>	<b>288</b>

## Section 7: Recommendation

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On February 18, 2014, Staff held a policy session with City Council to gain direction and feedback regarding possible changes to building design, signs, landscaping and screening, and parking requirements. Council members expressed their preferences for certain concepts and goals that will be implemented through upcoming text amendments in 2014.

Staff recommends continued review of regulations and implementation of text changes as a result of direction provided by City Council.



**PLANNING & ZONING COMMISSION  
THURSDAY, APRIL 10, 2014  
CITY HALL, ROOM 400 – 1:00 P.M.**

**REVISED AGENDA**

- 1. SWEARING IN OF NEW COMMISSIONERS**
- 2. ROLL CALL**
- 3. COMMENTS FROM THE COMMUNITY DEVELOPMENT DIRECTOR**
- 4. ELECTION OF OFFICERS**
- 5. APPROVAL OF MARCH 6, 2014 MINUTES**

**6. 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 14-05B

PUBLIC HEARING on the request of Laura Tobben of Farnsworth Group, Inc. for Peoria School District 150 to rezone property from a Class P-1 (Parking) District to a Class R-4 (Single Family Residential) District for the property located at 602 W. Nebraska Avenue (Parcel Identification Number 18-04-101-035) and Parcel Identification Number 18-04-101-030; and to amend existing Special Use Ordinance 16,230 and Special Exception Ordinances 11,700 and 11,344, with a Special Use for a Public School to construct accessory athletic facilities in an R-4 (Single-Family Residential) District for the property located at 1803, 1805, 1809, 1811, 1812, 1813, 1815, 1819, & 1820 N. Ellis Street; 410, 412, 414, 416, 420, 424, 430, 434, 506, 510, & 602 W. Nebraska Avenue; 1615, 1701, 1716, 1720, 1801, 1811, 1813, 1817, & 1821 N. North Street; and 501 W. Richmond Avenue (Parcel Identification Numbers 18-04-101-028, 18-04-101-029, 18-04-101-033, 18-04-101-025, 18-04-101-024, 18-04-101-034, 18-04-101-022, 18-04-101-021, 18-04-102-005, 18-04-102-008, 18-04-101-030, 18-04-103-010, 18-04-103-009, 18-04-103-008, 18-04-103-007, 18-04-103-006, 18-04-103-005, 18-04-103-049, 18-04-103-048, 18-04-103-003, 18-04-102-007, 18-04-102-006, 18-04-101-035, 18-04-103-050, 18-04-103-045, 18-04-126-021, 18-04-126-020, 18-04-126-019, 18-04-103-028, 18-04-103-026, 18-04-103-025, 18-04-103-024, 18-04-103-023, & 18-04-103-016), Peoria, IL. (Council District 2)

**CASE NO.**  
PZ 14-06

PUBLIC HEARING/REVIEW on the request of Michael Cochran of Austin Engineering to rezone property from a Class C-1 (General Commercial) District and a Class O-1 (Arterial Office) District to a Class R-7 (Multi-Family Residential) District and for approval of the Frye Crossing Apartments, which is a multi-family residential development for the property identified as part of Parcel Identification Nos. 13-11-304-002, with a temporary address of 5400 W Landens Way, and 13-11-304-004, with an address of 7013 N Stalworth Drive, Peoria, IL. The petitioner is proposing five (5), 12-unit buildings for a total of 60 dwelling units on 3 acres. (Council District 5)

**CASE NO.**  
PZ 14-07

PUBLIC HEARING on the request of Jack B. Teplitz of Jack B. Teplitz and Associates for Jeff Cohen and Karen Schiesel to rezone property from a Class O-1 (Arterial Office) District to a Class C-1 (General Commercial) District for the property located at 1310 - 1314 W. Forrest Hill Avenue (14-32-131-007), (Council District 2)

**CASE NO.**  
PZ 14-D

REQUEST of the City of Peoria to discuss and approve the 2013 Zoning Commission Annual Report.

**CASE NO.**  
PZ 14-E

PUBLIC HEARING on the request of the City of Peoria to amend the Zoning Ordinance and Land Development Code of the City of Peoria with respect to animated signs.

- 7. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**
- 8. ADJOURNMENT**

			HOUSING COURT 4/15/14	119 CASES			
DAN	C	09:00 AM	A MILLER & CO	HC-13-647	WASHINGTON 1725 SW	15-Apr-14	REVIEW
JS	NO	09:00 AM	SIMMONS DUANE	HC-14-217	GARDEN 2620	15-Apr-14	FIRST APPEARANCE
KD	C	09:00 AM	TONER HUGH	HC-14-214	ADAMS 1216 SW	15-Apr-14	FIRST APPEARANCE
KD	C	09:00 AM	PIONEER CIVIC SERVICES	HC-13-660	ADAMS 1314 SW	15-Apr-14	TO POST
KD	C	09:00 AM	COOPER TERRY	HC-13-619	ADAMS 2028 SW	15-Apr-14	REVIEW
KD	C	09:00 AM	SPIGELMYER DELORES	HC-13-661	ADAMS 2222 SW	15-Apr-14	REVIEW
KD	C	09:00 AM	KING WILLIAM	HC-14-215	ADAMS 3024 SW	15-Apr-14	FIRST APPEARANCE
KD	NO	09:00 AM	LEDBETTER LYLE	HC-13-589	ADAMS 3026 SW	15-Apr-14	REVIEW
LE	NO	09:00 AM	REGIONS BANK TRUST (HUFF)	HC-14-003	ARMSTRONG 0400 W	15-Apr-14	REVIEW
LE	O	09:00 AM	HAWKINS JUNIUS/TIFFANY	HC-14-052	BARKER 1517	15-Apr-14	REVIEW
LE	O	09:00 AM	EVENHUIS JAMES	HC-13-571	BARKER 1627	15-Apr-14	REVIEW
LE	O	09:00 AM	WOLFMEYER JAMES/DEBBIE	HC-14-056	CALIFORNIA 1834	15-Apr-14	REVIEW
LE	NO	09:00 AM	FREIDT ANTHONY	HC-13-592	COLUMBIA TERR 0503	15-Apr-14	REVIEW
LE	O	09:00 AM	ALBOT THOMAS/MELANIE	HC-13-502	COLUMBIA TERR 1506	15-Apr-14	REVIEW
LE	NO	09:00 AM	ARMICH DANIEL	HC-14-024	COLUMBIA TERR 1514	15-Apr-14	REVIEW
LE	VA	09:00 AM	WYATT JAMES	HC-09-614	ELLIS 1025 N	15-Apr-14	REVIEW
LE	NO	09:00 AM	LOZANO JOSE/TERESITA	HC-13-749	ELMWOOD 1107 N	15-Apr-14	SERVE NEW
LE	O	09:00 AM	MORGAN SCOTT	HC-13-285	FLORA 1224 N	15-Apr-14	REVIEW/PENDING
LE	O	09:00 AM	KNOTT LARRY	HC-12-557	ILLINOIS 0321	15-Apr-14	REVIEW
LE	NO	09:00 AM	HAMM THOMAS	HC-14-141	ILLINOIS 0604 E	15-Apr-14	REVIEW
LE	NO	09:00 AM	MESSIAH PROPERTIES	HC-14-122	ILLINOIS 0610 E	15-Apr-14	REVIEW
LE	NO	09:00 AM	HANSSEN FAMILY INVESTMENTS	HC-13-653	INDIANA 1602	15-Apr-14	REVIEW
LE	NO	09:00 AM	REGIONS BANK TRUST (HUFF)	HC-13-672	INDIANA 1711	15-Apr-14	REVIEW
LE	NO	09:00 AM	HERNANDEZ GLORIA	HC-14-020	LASALLE 0716	15-Apr-14	REVIEW
LE	O	09:00 AM	DAVISON ROBERT / PEGGY	HC-11-248	MOSS 1401 W	15-Apr-14	REVIEW (DEF PEND)
LE	O	09:00 AM	IRVIN BOBBY / ROSE	HC-10-643	NORTH 1813 N	15-Apr-14	REVIEW/DEFAULT PEND \$400
LE	NO	09:00 AM	GRANT EMMA	HC-13-762	ORANGE 1119	15-Apr-14	REVIEW
LE	NO	09:00 AM	DAVIS TODD	HC-13-724	PENNSYLVANIA 610	15-Apr-14	REVIEW
LE	NO	09:00 AM	HINTON ANNA/JACK	HC-14-123	PEORIA 1627	15-Apr-14	REVIEW
LE	NO	09:00 AM	FLICEK/SMITH	HC-14-211	PEORIA 1807	15-Apr-14	FIRST APPEARANCE
LE	NO	09:00 AM	HAMM THOMAS/JENNIFER	HC-14-205	PEORIA 1809	15-Apr-14	FIRST APPEARANCE
LE	NO	09:00 AM	TROSTRUD MICHAEL/RACHEL	HC-14-206	PEORIA 1811	15-Apr-14	FIRST APPEARANCE
LE	NO	09:00 AM	REO RESIDENTIAL HOLDING LLC	HC-14-207	PEORIA 1815	15-Apr-14	FIRST APPEARANCE
LE	NO	09:00 AM	SETTLE BACK SERIES	HC-14-216	PEORIA 1818	15-Apr-14	FIRST APPEARANCE
LE	NO	09:00 AM	HANSEN LARRY	HC-14-208	PEORIA 1823	15-Apr-14	FIRST APPEARANCE
LE	NO	09:00 AM	JOHNSON RONALD/BARBARA	HC-14-209	PEORIA 1825	15-Apr-14	FIRST APPEARANCE
LE	NO	09:00 AM	GEMINI PEORIA OPPORTUNITY	HC-14-210	PEORIA 1827	15-Apr-14	FIRST APPEARANCE

LE	NO	09:00 AM	GRAY BARRY	HC-13-154	RANDOLPH 0209 NE	15-Apr-14	REVIEW/DEFAULT PEND \$300
LE	NO	09:00 AM	BERRES PETER/CONNIE	HC-13-496	SHERIDAN 1105	15-Apr-14	REVIEW
LE	NO	09:00 AM	ALLEN J SEAN	HC-13-612	UNIVERSITY 0713 N	15-Apr-14	REVIEW

PM	NO	09:00 AM	ORDAZ WILLIAMS	HC-14-041	CAROLINE 0506	15-Apr-14	REVIEW
PM	NO	09:00 AM	JONES KEVIN	HC-14-221	CAROLINE 0610	15-Apr-14	FIRST APPEARANCE
PM	O	09:00 AM	SMITH RAYMOND	HC-14-219	CAROLINE 0614	15-Apr-14	FIRST APPEARANCE
PM	NO	09:00 AM	TROXELL RAY	HC-13-602	CENTER 0508 sw	15-Apr-14	REVIEW/DEFAULT PEND \$1000
PM	NO	09:00 AM	BOWERSOCK DAWN	HC-14-108	EVANS 0311	15-Apr-14	REVIEW
PM	NO	09:00 AM	DOZARD RONALD/CINDY	HC-14-212	FAIRHOLM 0626	15-Apr-14	FIRST APPEARANCE
PM	NO	09:00 AM	BARNETT LOUIS	HC-12-493	HAYWARD 0406	15-Apr-14	REVIEW
PM	NO	09:00 AM	BARNETT LOUIS	HC-13-394	HAYWARD 0406	15-Apr-14	REVIEW
PM	NO	09:00 AM	COTTEN REAL ESTATE LLC	HC-14-006	HOMESTEAD 0538	15-Apr-14	REVIEW
PM	O	09:00 AM	MARIN JUAN/MARIA	HC-14-111	JEFFERSON 1406 NE	15-Apr-14	REVIEW
PM	NO	09:00 AM	RUTHERFORD ROBERT	HC-14-033	MADISON 1320 NE	15-Apr-14	REVIEW/VACATE DEFAULT \$500
PM	NO	09:00 AM	REGIONS BANK TRUST (HUFF)	HC-13-637	MADISON 1500 NE	15-Apr-14	REVIEW
PM	O	09:00 AM	HANASKI/LUDWIG	HC-14-040	MADISON 1503 NE	15-Apr-14	REVIEW
PM	NO	09:00 AM	AGUILAR ISMAEL/ROSALIA	HC-13-754	MADISON 1508 NE	15-Apr-14	REVIEW
PM	NO	09:00 AM	MAGNA TRUST COMPANY	HC-13-675	MADISON 2517 NE	15-Apr-14	REVIEW
PM	NO	09:00 AM	QUAD CITY	HC-14-220	MADISON 2520 NE	15-Apr-14	FIRST APPEARANCE
PM	NO	09:00 AM	REGIONS BANK TR 90-P067-HUFF	HC-13-780	MONROE 1030	15-Apr-14	REVIEW
PM	NO	09:00 AM	BOLLIS TIMOTHY	HC-14-117	MONROE 1116 NE	15-Apr-14	REVIEW
PM	O	09:00 AM	MACK MARVIN / GAIL	HC-11-743	MONROE 1515 NE	15-Apr-14	REVIEW
PM	NO	09:00 AM	ALLENDER STEVEN TRUSTEE	HC-14-114	MONROE 1518 NE	15-Apr-14	REVIEW
PM	O	09:00 AM	HARRIS MAXENE	HC-14-176	MONROE 1621 NE	15-Apr-14	FIRST APPEARANCE
PM	NO	09:00 AM	HIGHFILL JEFFREY	HC-13-581	MONROE 3509 NE	15-Apr-14	REVIEW
PM	NO	09:00 AM	ANDRADA WILMER	HC-13-570	MORTON 0605	15-Apr-14	REVIEW
PM	NO	09:00 AM	WILLIAMS DAVID/MICHELLE	HC-14-116	MORTON 0703	15-Apr-14	REVIEW
PM	NO	09:00 AM	WILLIAMS DAVID/MICHELLE	HC-14-115	MORTON 0705	15-Apr-14	REVIEW
PM	NO	09:00 AM	COHEN JEFF	HC-13-207	ROCK ISLAND 0238	15-Apr-14	REVIEW/VACATE DEFAULT \$500
PM	NO	09:00 AM	PIERCE MELINDA/JEFFREY	HC-13-482	SPALDING 0709	15-Apr-14	REVIEW
PM	O	09:00 AM	WISE DONALD (ESTATE)	HC-14-110	VORIS 0504	15-Apr-14	REVIEW
SCA	O	09:00 AM	REAGAN RONALD	HC-13-600	ADAMS 3305 SW	15-Apr-14	REVIEW/DEFAULT PEND \$1500
SCA	O	09:00 AM	MCQUISTION	HC-13-537	ARCADIA 0303 E	15-Apr-14	REVIEW
SCA	NO	09:00 AM	FREDDY MAC LLC	HC-14-009	ATLANTIC 2318 N	15-Apr-14	REVIEW
SCA	NO	09:00 AM	SNIFF JAMES	HC-14-138	DECHMAN 2709	15-Apr-14	REVIEW
SCA	O	09:00 AM	WILLIAMS CHERYL	HC-14-102	FRYE 0410 E	15-Apr-14	REVIEW
SCA	O	09:00 AM	PNC BANK	HC-13-536	FRYE 0717 E	15-Apr-14	REVIEW
SCA	NO	09:00 AM	WEBER GARY	HC-14-079	LAWNDALE 0539 E	15-Apr-14	REVIEW
SCA	O	09:00 AM	CARTER, BRADLEY	HC-13-740	PEORIA 2709 N	15-Apr-14	REVIEW
SCA	NO	09:00 AM	DEUTSCHE BANK	HC-14-213	PROSPECT 2702	15-Apr-14	FIRST APPEARANCE
SCA	O	09:00 AM	CUAHUIZO MARIA	HC-13-531	THRUSH 0413 E	15-Apr-14	REVIEW

SCA	NO	09:00 AM	LARSON ADA/BLAINE	HC-13-534	THRUSH 0700 E	15-Apr-14	REVIEW
SCA	NO	09:00 AM	GODFREY ROLLA	HC-14-009	VIRGINIA 1007 E	15-Apr-14	REVIEW
SCA	O	09:00 AM	THORNTON KIMBERLY	HC-14-101	WISCONSIN 2915	15-Apr-14	REVIEW
SW	NO	09:00 AM	BYWALAO LLC	HC-13-605	ADAMS 1327 SW	15-Apr-14	REVIEW/DEFAULT \$1000
SW	C	09:00 AM	MOREDOCK JOSEPH	HC-13-689	ADAMS 2801 SW	15-Apr-14	REVIEW/DEFAULT PEND \$500
SW	C	09:00 AM	SCHMIDT/PARCESEPE	HC-13-616	ADAMS 3303 SW	15-Apr-14	REVIEW
SW	C	09:00 AM	BEASLEY CHARLES	HC-13-684	ADAMS 4021 SW	15-Apr-14	REVIEW
SW	C	09:00 AM	ALSALAHY HUSSEIN	HC-13-690	ADAMS 4103 SW	15-Apr-14	REVIEW
DG	O	09:45 AM	SARDIN TIKA	HC-13-547	ELLIS 1927	15-Apr-14	REVIEW
DG	O	09:45 AM	FOREMAN JOHN/LINDA	HC-14-060	EMERY 3128	15-Apr-14	REVIEW
DG	NO	09:45 AM	LUCAS NICOLETTE	HC-14-218	FORREST HILL 0700 W	15-Apr-14	FIRST APPEARANCE
DG	O	09:45 AM	SCOBY HAROLD	HC-13-590	JEFFERSON 2821 SW	15-Apr-14	REVIEW-DEMO AGREEMENT
DG	O	09:45 AM	CALDWELL GERALD	HC-13-520	NORTH 1922 N	15-Apr-14	REVIEW
DG	O	09:45 AM	WHITBY ROGER	HC-14-103	NOWLAND 0916 W	15-Apr-14	REVIEW
DG	NO	09:45 AM	REGIONS BANK TRUST (HUFF)	HC-14-130	SHERIDAN 2315	15-Apr-14	REVIEW
DG	NO	09:45 AM	SHORT MATT	HC-13-428	VIRGINIA 0237 W	15-Apr-14	REVIEW
GW	NO	09:45 AM	TROXELL RAYMON	HC-14-029	ARAGO 1814	15-Apr-14	REVIEW
GW	NO	09:45 AM	WILLIAMS DAVD SR TRUSTEE	HC-14-118	HAYES 2815	15-Apr-14	REVIEW
GW	NO	09:45 AM	CRAWFORD TONYA	HC-14-105	IDAHO 2104	15-Apr-14	REVIEW
GW	NO	09:45 AM	BELLEMEY CHARLES	HC-14-028	LATROBE 2803	15-Apr-14	REVIEW
GW	NO	09:45 AM	WALTZ JOHN/JERRY	HC-13-761	LIVINGSTON 1820	15-Apr-14	TO POST
GW	O	09:45 AM	LANDIS DONNA	HC-14-131	MEIDROTH 3011	15-Apr-14	REVIEW
GW	NO	09:45 AM	POLLITT MARTHA	HC-14-107	MEIDROTH 3038	15-Apr-14	REVIEW
GW	NO	09:45 AM	DIES TERRY	HC-13-642	SEIBOLD 3023	15-Apr-14	REVIEW
GW	NO	09:45 AM	SORENSEN JOHN/JANET	HC-14-106	TREWYN 3005	15-Apr-14	REVIEW
LA	O	09:45 AM	JORDAN WILLIAM	HC-13-632	ANN 2117	15-Apr-14	REVIEW
LA	NO	09:45 AM	HINTON ANNA/JACK	HC-14-127	GREENLAWN 1006	15-Apr-14	REVIEW
LA	O	09:45 AM	SPIMAGE/EDWARDS	HC-14-124	HOWETT 1721	15-Apr-14	REVIEW
LA	NO	09:45 AM	BELLEMEY KATHY/CHARLES	HC-14-125	MALONE 2722 W	15-Apr-14	REVIEW
LA	NO	09:45 AM	MORRIS CHARLES	HC-14-121	MARQUETTE 2217	15-Apr-14	REVIEW
LA	O	09:45 AM	MATHEIS PAUL	HC-13-669	MATTHEW 0811	15-Apr-14	REVIEW
RM	O	09:45 AM	TOLBERT CALLIE	HC-13-228	ADRIAN HINTON 1014	15-Apr-14	REVIEW
RM	NO	09:45 AM	LENARD LATOYA	HC-13-095	ADRIAN HINTON 1320	15-Apr-14	REVIEW DEF PEND - DEMO?
RM	NO	09:45 AM	ADAMS WALTER	HC-14-070	ADRIAN HINTON 1508	15-Apr-14	SERVE NEW
RM	O	09:45 AM	REED JULIUS	HC-14-071	ADRIAN HINTON 1519	15-Apr-14	REVIEW
RM	NO	09:45 AM	BARTLEY JOSEPH	HC-14-201	ANTOINETTE 1429	15-Apr-14	FIRST APPEARANCE
RM	O	09:45 AM	WHITTENBURG JAMES	HC-13-576	JEFFERSON 3122 SW	15-Apr-14	REVIEW
RM	VA	09:45 AM	ESTATE OF RICHARD CHANDLER	HC-13-555	SMITH 1514	15-Apr-14	REVIEW (PAINT)

RM	NO	09:45 AM	GARCIA JOSE	HC-13-631	STEUBENVILLE 0314 S	15-Apr-14	REVIEW
RM	NO	09:45 AM	HENDERSON RONALD	HC-14-030	THIRD 1300	15-Apr-14	REVIEW

CODE COMPLIANCE CASE NO.	DEFENDANT	PROPERTY ADDRESS	PRE-HEARING FINE AMOUNT	INSPECTOR	COMMENTS
14-1314	LOWE, LINDA K. AS TRUSTEE	1613 N DOUGLAS ST	\$150	BB	1ST APP
14-1235	SAMHAN, MOHAMMAD	6611 N TAMMARACK LN	\$150	BB	1ST APP
14-920	MCDOWELL, T R	1313 S BLAINE ST	\$50	GW	1ST APP
14-1296	URBAN CAPITAL, INC.	2307 W MALONE ST	\$50.00	LA	1ST APP
14-1063	ESPINOZA, CESAR	321 W ARMSTRONG AVE	\$50.00	LE	1ST APP
14-1282	REVEST NOW, LLC	1301 N NORTH ST	\$100.00	LE	1ST APP
14-1162	ROSS, HELEN	314 N WESTERN AVE	\$50.00	LE	1ST APP
14-1272	VEAL, DALE	1114 N ELLIS ST	\$100.00	LE	1ST APP
13-4878	EDDY, DEBORA	3226 N PARISH AVE	\$300	LEAH ALLISON	REVIEW
14-1238	A-1 HOME BUYERS ASSISTANCE LLC	2613 NE MADISON AVE	\$50	PM	1ST APP
14-1168	ECKHARDT, TAMMY	1123 NE ROCK ISLAND AVE	\$50	PM	1ST APP
14-1151	FADY, PAMELA	708 HANCOCK ST	\$50	PM	1ST APP
14-1144	GESTRINE, NANCY	712 VINE ST	\$50	PM	1ST APP
14-1035	HARBOUR PORTFOLIO VII, LP	1508 NE GLENDALE AVE	\$50	PM	1ST APP
14-1269	HOME AMERICA FUND II LP	1110 NE PERRY AVE	\$100	PM	1ST APP
14-1242	LENNARD, IAN	619 HAUNGS AVE	\$150	PM	1ST APP
14-1189	SANCHEZ, LUIS	405 FAIRHOLM AVE	\$50	PM	1ST APP
14-1229	YOUNG-JONES, CHAQUAWANA	1510 NE PERRY AVE	\$150	PM	1ST APP
14-912	YOUNG-JONES, CHAQUAWANA	1510 NE PERRY AVE	\$100	PM	1ST APP
14-1513	GRB, INC.	951 S SHELLEY ST	\$50.00	RM	1ST APP
14-1500	HEIM, ROGER	919 S SUMNER AVE	\$50.00	RM	1ST APP
14-1508	WILSON, ANGELA	1503 W ANTOINETTE ST	\$50.00	RM	1ST APP