



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council
FROM: Patrick Urich, City Manager *Patrick Urich*
DATE: November 13, 2015
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.

Economic Development—Small Business Visit Blitz

Please see the attached press release for more information regarding the Small Business Visit Blitz, scheduled for November 13. City staff and council members will visit over 400 locally owned businesses to show their appreciation. Please direct any questions to Leslie McKnight at 494-8651 or lmcknight@peoriagov.org

Economic Development – Brownfield Redevelopment

As a part of the Community Development’s Open House on November 19th, Economic Development staff will be available at a booth to share details of the US EPA’s Brownfield Assessment Grant. Citizens and neighborhood leaders will be asked to identify properties that may be environmentally contaminated. Properties listed will then be added to the City’s Brownfield Inventory. Additional information about the grant will also be provided to citizens. For more information on the program, please contact Eric Setter at 309-494-8627

Community Development—Community Core Report

Please see the attached release for the East Bluff Neighborhood Housing Services Community Core Report. Any questions may be directed to Shannon Techie, Senior Urban Planner, at 309-494-8649

Community Development—Open House

The community is invited for the inaugural Community Development Open House, held on November 19 from 4-7 at the Gateway Building. This event, designed to educate the public on the many ways Community Development enhances the lives of residents, will give the public the opportunity to learn more about planning and zoning, code enforcement, grant programs neighborhood projects, community gardens and much more. Please see the attached flyer for more information.

Community Development-Planning and Zoning

At the request of City Council, the Community Development Dept. has created a Policy and Procedures Manual for both the Planning & Zoning Commission and the Zoning Board of Appeals. The manuals (attached) have been distributed to commission members and will provide useful information as new commissioners are appointed.

Economic Development—Global Entrepreneurship Week



The city of Peoria recognized the importance of small businesses and entrepreneurs on Tuesday night by naming November 16-20, “Global Entrepreneurship Week. Cesar Suarez from Economic Development and Randon Gettys from Startup Peoria accepted the Proclamation.

PSD 150 – Update from Interim Superintendent Dr. Sharon Desmoulin-Kherat

If you took your family to a corn maize this autumn, you may understand the challenge parents of middle and high school students face as they guide their students toward appropriate college and career options. Wandering through towering cornstalks with little sense of direction seems similar to trying to steer students through career options and planning an affordable route to achieve their career goals.

This month’s Parent University on Thursday, November 19, 5 – 8 p.m., at Woodruff Career and Technical Center (WCTC) is focused on these questions. Among the workshops we will offer:

- High school and middle school counselors Sheri Lamie and Sheila Stewart will introduce parents and students to Career Cruising, the District’s career and college planning software program. This powerful tool, accessible from school and home computers or mobile devices, helps students define specific career fields which interest them; gives realistic and up-to-date

information on educational requirements and income expectations; and helps students track their high school credits, extra-curricular activities, volunteer work and part-time jobs.

- WCTC counselor Cookie Cealey and principal Denise Smith will explain why Career and Technical Education (CTE) classes can be the best of both worlds: offering licensure and certification for students planning to enter the work world upon graduation or giving college-bound students valuable technical skills which can be used to help them pay for college.
- The college admission process can be daunting. Speaker Karla M. Janicke of Sylvan Learning Services will explain the ACT and SAT exams and other details of college applications.
- Finally, Illinois State Teacher of the Year Kim Thomas will help parents replicate her upbeat, contagious enthusiasm for learning so their students will be engaged in the classroom, no matter what the subject.

These and many other workshops at the November Parent University are designed to help parents guide their students to adult lives of economic security and productive citizenship.

The Peoria Public School staff continually sends our students the message that learning doesn't end with a high school diploma. We would like to be more intentional about the career pathways, internships and apprenticeship opportunities for our students. This goal is covered in Pillar 1 of the draft strategic plan. This document is now available for public review by our community. I am also hosting meetings such as a roundtable discussion with parents at next week's Parent University and a meeting with our schools' PTO leaders at the end of the month. We would love to consider your feedback. Please visit www.psd150.org/strategicplan to review the draft document and submit your suggestions for improvement as we work toward a final plan to move our District from good to great!

Serve Passionately,



Dr. Sharon Desmoulin-Kherat, Interim Superintendent

Public Works—Flashing Yellow Arrows

Recently, drivers in the Peoria area may have begun to notice a change in the traffic signals. The City of Peoria and Illinois Department of Transportation have been installing Flashing Yellow Arrow (FYA) signals at intersections within Peoria. The flashing yellow arrows are another way of allowing permissive left turns at intersections, by replacing the traditional green ball. Permissive left turns are turns that are allowed after the driver yields to the opposing thru traffic. FYAs have been shown to be more natural to drivers and have prevented crashes in other parts of the country. It also has the added benefit of making the signals more efficient, which leads to less vehicular delay.

Issues Update
November 13, 2015

This method of controlling left turns was first introduced by IDOT District 4 on their corridors, such as Knoxville Avenue and War Memorial Drive. More recently, the City has installed them on city-owned intersections. To further advance with this safety measure, the City applied for and received Highway Safety Improvement Program (HSIP) funding to convert many local signalized corridors to FYA intersections.

To help educate the public, the City issued a press release in May 2015 (see attached), as well as provided an informational brochure developed by IDOT. The brochure as well as an instructional YouTube video are available on the City's web site at <http://www.peoriagov.org/public-works/public-works-traffic/>.

Public Works-Yard Waste Collection Ends Friday, December 4.

The City's collection of yard waste for 2015 will end on Friday, December 4. Please see the attached press release for additional information.

Code Violation Cases

The list of code violation cases scheduled for November 17 is attached.

Housing Court Cases

The list of housing court cases scheduled for November 17 is attached.

Site Plan Review Board Agenda

The agenda for the Site Plan Review Board is attached. Comments are due November 16.



Media Advisory

FOR IMMEDIATE RELEASE
DATE: November 10, 2015

CONTACT: Leslie L. McKnight, PhD
PHONE & EMAIL: 309.494.8651
lmcknight@peoriagov.org

Council Members Beth Jensen, Casey Johnson, City Manager, and City departments plan to visit over 400 small/locally owned businesses this Friday, November 13, 2015 to show their appreciation and support and to promote Small Business Saturday, scheduled November 28, 2015

Council Members Beth Jensen, Casey Johnson, the City Manager, and City staff plan to visit over 400 small/locally owned businesses in a 'Small Business Visit Blitz' this Friday, November 13th during the hours of 9:00 a.m. to 1:00 p.m.. The purpose of the visit is to show their support and appreciation of small and locally owned businesses in Peoria and to promote Small Business Saturday, scheduled for Saturday, November 28, 2015.

City departments participating in the business visits include the City Manager's Office, Police, Fire, Public Works, Planning, and Economic Development. Media interested in meeting police, fire or any other City departments during the business visits should contact the City department contacts listed below.

The City is also encouraging citizens to shop at small and locally owned businesses during the holiday season and throughout the year.

- WHO:** Council Members Beth Jensen and Casey Johnson, City Manager, City Staff
- WHERE:** Over 400 business visits throughout all 5 City Council Districts
- WHAT:** Small Business Visit Blitz
- WHEN:** Friday, November 13, 2015, 9:00 a.m.-1:00 p.m.
- CONTACT:** Mayor and City Manager's Office, Leslie L. McKnight, PhD., 309.494.8651
Fire Department, Div. Chief Ed Olehy, 309.494.8732, eolehy@peoriagov.org
Police Department, Lt. Earnest McCall, 309.494.8226, emccall@peoriagov.org
Public Works, Scott Reeise, 309.494.8818, sreeise@peoriagov.org

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East Bluff Neighborhood Housing Services (EBNHS) Community Core Report

The proposed EBNHS Special Service Area (SSA) Agreement for 2016 and associated SSA levy ordinance will go to City Council for approval on Tuesday, December 8, 2015. An extensive report on the Community Core Initiative, is attached for information prior to the Council Meeting on December 8, 2015.

2015 was very active year for EBNHS, with many accomplishments. The most notable accomplishment was the successful implementation of the Community Core Initiative, funded by LISC. EBNHS became a model for implementation of the Community Core Initiative in other communities throughout the LISC service area.

For questions or additional information on this item, please contact Shannon Techie, Senior Urban Planner, at (309) 494-8649 or stechie@peoriagov.org.



Community Core 2015



Community Core Initiative

The Community Core Initiative in the East Bluff is designed to protect and enhance the investment of the Attorney General Grant and to spur even more investment in the neighborhood. The development work for the AG Grant is all happening within or adjacent to this area of the neighborhood. By aligning our boundaries with the work by the City of Peoria along the Wisconsin Avenue Business Corridor we are strengthening both initiatives. Building off of beautiful and historic Glen Oak Avenue also ensures that this investment is protected.

Not to mention, prime areas of redevelopment are in close proximity to this boundary, hopefully spurring additional investment in quality, affordable housing and other amenities for the East Bluff.

What We Have Done

Community Core Initiative - Performance	1st Year Performance Expectations	Current Month Total	Year to Date Total
Number of 1 on 1 meetings with residents	115	15	173
Number of Paint & Porch projects completed	50	6	68
Number of Lawn & Landscape projects completed	35	0	37
Number of Locks & Lights projects completed	30	2	26
Number of organizations that partnered on projects	5	0	5
Number of Vacant Lot projects completed	3	0	0
Number of volunteer hours by residents	1,500	50	1000

**All numbers are taken from the October 2015 Community Core Initiative monthly report.*

Behrends

Ave.

Behrends Avenue has definitely shown the greatest transformation. Prior to any work being done, Behrends was deemed our biggest “opportunity” - an opportunity we seized. However, we would not have been able to accomplish such a drastic improvement without the assistance of our “Block Captain” Darren and the hard work of nearly every resident who benefited from the program. One of our contractors was so impressed with the work done by the residents that he hired 20+ to help us complete other projects within the Core.

Behrends Ave.

814 Behrends



Stabilized and painted porch. Installed a new front door and repaired some siding on side of home.

1002 Behrends



Painted entire home. Fresh landscaping. Installed a new front door and the home owner is purchasing new windows.

1006 Behrends



Painted entire home. Fresh landscaping. Repaired awning.

1008 Behrends



Painted the entire home. Fresh landscaping. Repaired awning.

1010 Behrends



Trimmed out the entire home and added fresh landscaping

Behrends Ave.

1011 Behrends



Painted the entire home. Stabilized porch railings. We painted the garage (not shown but visible from the street). Poured new concrete stairs (not shown).

1014 Behrends



Painted entire home.
Fresh landscaping

1015 Behrends



Painted the entire home. Repaired the fascia and the soffit. Added a new handrail along the steps. The landlord replaced all windows.

1016 Behrends



Painted entire home. Constructed a new wooden awning above door. Repaired and painted the fence.

1021 Behrends



Painted entire home. Fresh landscaping.
Repaired front steps and added a handrail.

Behrends Ave.

1024 Behrends



Repaired brick column. Complete porch replacement. We added a handrail and patched concrete steps. New front and side doors were installed.

1026 Behrends



Complete porch replacement. Installed new front and side doors and a new mailbox. Repaired sidewalks along the side of the home

1032 Behrends



Painted entire home. Added fresh landscaping. Complete porch replacement with new handrails and a new front door.



August 29th, 2015 - Behrends Ave.
Work Day with Bradley University
Women's Softball Team

Delaware

Delaware may be where some of our most appreciative and committed Community Core Initiative participants reside. It is with their dedication to maintaining the improvements through regular trash pick up, attending Wisconsin East Neighborhood Association meetings, and simply being better neighbors, that we have been able to walk away from projects feeling like we have made a real impact in our community and with its residents.

“This program has really transformed our community and continues to bring a sense of wanting to live in (on) the East Bluff. Thanks to (the) Core, my home is in a better condition and I enjoy supporting this program”

-Ben Bolden—1615 N. Delaware

Delaware

1828 Delaware



Also a project In-As-Much participant. Painted and mended the handicapped ramp and foundation in their entirety.

1800 Delaware



Repaired front porch. New front steps and railing. Landscaping.

1716 Delaware



Repaired front porch. New front and side doors installed.

1710 Delaware



Freshened up white paint and removed the bushes.

1706 Delaware



Replaced all the lattice work. Repaired porch ceiling. Painted the foundation and made general porch repairs

Delaware

1704 Delaware



Trimmed bushes. Repairs were made to the porch floor. A new front door was installed and we replaced all lattice work.

1700 Delaware



Complete overhaul of the porch. Added new hand rail along concrete steps

1615 Delaware



Painted the entire home. We replaced the front “porch”. Replaced handrails up the steps and added some basic landscaping

1614 Delaware



Trimmed out paint—repaired porch—fresh landscaping between retaining walls

Delaware

1611 Delaware



Painted all trim and installed new front entry and screen door.

1607 Delaware



Removed a tree. Painted all trim on the home and repaired cracks in concrete steps

1601 Delaware



Workday participant. Removed all overgrowth. New front porch step and porch ceiling repair. Repainted all decorative shutters.

Success on Delaware

Mike and Jo Ella Brannan—1706 Delaware

Residents of 1706 and owners of 1710 Delaware Mike and Jo Ella Brannan, were so excited to participate in the program that the day they signed up, Mike came back to EBNHS and mowed and weeded the entire yard as both a sign of gratitude and as part of his sweat equity.

On top of being the picture perfect Community Core Initiative participant, Mike also spends several hours a week, patrolling his neighborhood for trash.

Esteban Pascual—1614 Delaware

1614 Delaware is one of the most beautiful transformations. Homeowner, Esteban Pascual is also the owner of Blue Margarita in North Peoria. He was so appreciative that he treated EBNHS staff to lunch at his restaurant.

Maryland and Ravine

Maryland and Ravine host some of our hidden gems and some our most simple yet impressive transformations.

“The recent efforts of the Community Core Initiative have certainly made our neighborhood more like the area I remember from my East Bluff childhood of the 1950's! So many homes and properties have been repaired and restored so as to make this part of the city more beautiful and visually appealing. It was a very positive experience to work with the staff at the EBNHS office to plan the exterior improvements to my home. In addition, the workers were so skilled, pleasant, and cooperative. I could not be more pleased with the end result! Thank you for making this a wonderful day in the neighborhood!”

- Lynn Barnett - 811 E. Ravine

Maryland and Ravine

810 Maryland



Repainted the entire house and garage and repaired awnings.

811 Ravine



Freshened up white paint along the foundation and handrail and touched up the green on the awnings and shutters

816 Ravine



Repainted the entire house, installed new doors, and trimmed out entire home.

903 Ravine



Painted entire home including the foundation, and replaced both the front and side porches. Necessary landscaping.

Maryland and Ravine

907 Ravine



Painted the entire home—landscaping around the tree and along the front of the home—stabilized and painted the porch

913 Ravine



Painted the entire home—jacked up and painted the porch—freshened up landscaping—painted shutters—replaced front entry and storm door—new mailbox installed

919 Ravine



Painted the garage and replaced front and side doors. We also removed bushes from in front of the home

Ravine:

Community Core has not only had an impact on the physical homes but on the residents as well. We have gotten numerous “thank you’s” from residents but none as sincere and overwhelming as the thank you we received from Miss. Lynn Barnett of 811 Ravine.

Miss Barnett was so grateful that she invited EBNHS staff out to her cottage on the Illinois river so that we can “relax from having done such amazing work.” Miss. Barnett continues to share her gratitude, stopping by the office to bring us goodies whenever she can.

Wisconsin Ave.

Wisconsin Avenue is where some of our most challenging situations arose, where most of our time was spent, and where some of our greatest transformations have taken place. As a main thoroughfare through the East Bluff, the work done along Wisconsin Avenue really showcases the program as a whole.

One of our greatest accomplishments is the work done to 1718 N. Wisconsin Ave—Kim's Sportswear. The entire exterior of the building has been repainted and the addition of the mural by artist Brenda Gentry has really made this longstanding Wisconsin Ave. resident a feature property in the East Bluff.



Artist Brenda Gentry working on the mural at Kim's Sportswear

Photo : Tory Dalhoff

Wisconsin Ave.

1718 N. Wisconsin Ave.

Kim's Sportswear



The entire building has been painted and we also trimmed out the windows. The entire façade, front doors, and windows will be replaced as part of the City of Peoria's façade improvement program. The mural is being done courtesy of LISC's place-making grant program by artist Brenda Gentry.



Wisconsin Ave.

1602 Wisconsin



Painted and weatherproofed the porch. Made repairs to the boards and railings on the porch as well.

1604 Wisconsin



Leveled out the porch, stabilized the steps, and painted the porch.

1607 Wisconsin



Repaired all concrete work around and including the steps. The columns were painted and landscaping completed by Keep Peoria Beautiful during a work day.

Wisconsin Ave.

1613 Wisconsin



Painted the home in its entirety. The porch was stabilized. A new storm and entry door was installed. The homeowner became our first resident employed by one of our contractors as was vital to completing projects both on his home and within the core.

1616 Wisconsin



Stabilized and replaced boards on the porch. A new door was installed and cracks to the concrete steps were repaired.

1620 Wisconsin



All the white paint on the trim was freshened up. A new porch screen door was installed, the concrete steps were leveled off, and brand new buttresses were formed.

Residents at Work

One of the things we hoped to accomplish through the Community Core Initiative was to employ neighborhood residents. With the assistance of Tower Restoration and Ernst Construction, we hired 20+ residents who helped us complete paint and porch projects and lawn and landscape projects. Without them we could not have accomplished nearly as much as we have.

Wisconsin Ave.

1622 Wisconsin



The porch was repaired and painted. The entire home received a fresh coat of white paint.

1624 Wisconsin



The porch was treated and painted.

1706 Wisconsin



The entire home was scrapped and painted. The entire porch was repaired, The detail work was replaced and new front steps and railings were installed.

Wisconsin Ave.

1708 Wisconsin



Stabilized the front porch. Replaced boards throughout. Installed new lattice work. A new front storm and entry door were installed.

1710 Wisconsin



Painted the awnings. Repaired fascia and soffit. Repaired the front landing. New doors installed.

1708 Wisconsin



Repaired the soffit and fascia. Poured new concrete steps.

1708 Wisconsin



Repainted the trim work around the windows. Landscaping was done around the front and Ravine side of the home. Homeowner repaired brick-work around driveway.

Wisconsin Ave.

1806 Wisconsin



Trimmed out the house. Fixed the front door.

1813 Wisconsin



Painted the entire home. Evened out the front concrete steps and added railings to each side. Removed damaged buttresses and capped off steps leading up to the porch.

1815 Wisconsin



The entire front porch was torn out and replaced. New hand railings were added. A new front entry and storm door was installed.

1806 Wisconsin



Owner is doing major interior and exterior renovations. We supplied him with paint for the porch.

1819 Wisconsin



Scrapped and painted the foundation and the porch to match the upper level of the property.

The Ripple Effect

The Community Core Initiative is designed to have a ripple effect on the entire neighborhood. We have been fortunate enough to witness the ripple effect in action in more ways than we can account for.

Outside of the core we have seen:

- A new porch and steps at a property across Wisconsin Ave.
- Brand new siding, roofing and interior renovations done on an entire home at the corner of Wisconsin Ave. and McClure.
- New driveway poured at a home where Behrends Ave. and Atlantic Ave. meet.
- Several new porches along Wisconsin Ave. and Nebraska
- A new roof on a property adjacent to our office on Nebraska.

Estimated dollars invested by others in the East Bluff Neighborhood: \$60,000-\$85,000

What we have seen in the core:

- A new roof at 1607 Wisconsin
- All new windows at 1015 Behrends Ave.
- New landscaping done by the residents at an estimated 40% of the properties in the core.
- An overall increase in cleanliness along all areas of the core.

Estimated dollars invested by landlords and homeowners in the Core: \$30,000+

New Neighbors

The combination of the Community Core Initiative and the hum of the work to be done along the Wisconsin Avenue Business Corridor has already had the desired effect of bringing more investment into the East Bluff neighborhood.

- One of our contractors has fallen so in love with the neighborhood and its residents that he recently purchased a property along Wisconsin Ave. to house one of his office locations.
- The formerly vacant tortilleria is now being transformed into a late night wing restaurant.
- One of our neighbors on Wisconsin Ave. now loves her neighborhood even more and is looking into purchasing the vacant lot adjacent to her home to construct a new home for her and her family.
- Amir's on the corner of Wisconsin and Frye is getting a complete interior and exterior make over using contractors who completed projects within the core and the City of Peoria's Façade Improvement Program.
- Sparky's Ringside will be the next property to see a complete exterior renovation. Following the mural at Kim's, Sparky's also hopes to participate in LISC's creative place making grant program

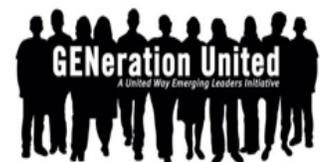
Thank you all!

The work done in the core could not have been completed without the help of the following partners and volunteers.

Thank You!

Schuyler M. Brock

East Bluff Community Organizer



Councilman Tim Riggerbach—Bradley University Women's Softball Team—Leushand Nunn—Brenda Gentry—Creative Landscaping—Tower Restoration—Hiatt Construction—Ron Davis Landscaping—James Ernst Construction

Mission Statement

To continue to improve the East Bluff Neighborhood by providing resident support services through innovative programs to promote safety, security, upkeep, maintenance, rehabilitation, restoration and revitalization to increase the quality of life and the economic health and value of the East Bluff Neighborhood in Peoria.

Vision Statement

This Neighborhood will be Peoria's preferred urban neighborhood. We envision a future East Bluff Neighborhood that is a safe, healthy and vibrant urban neighborhood that is desired for its high quality of life characteristics.



1839 N Wisconsin Ave., Peoria, IL 61603 | www.EBNHS.com

PHONE: 309-685-3066 | FAX: 309-685-3080 | EMAIL: ebnhspeoria@gmail.com

YOU'RE INVITED

COMMUNITY DEVELOPMENT

OPEN HOUSE

Learn how we enhance the quality of life for Peoria citizens, and the ways you can get involved.

THURSDAY, NOVEMBER 19TH || 4-7 PM

PRESENTING INFORMATION ON:

- | Community Gardens | Peoria Cares |
- | Neighborhood Projects | Grants | Planning
- | Zoning | Peoria Pest Eliminators |
- | Non Owner Occupied Property Information |
- | Building Safety | Code Enforcement |
- | Demolition Salvage |
- & More...



THE GATEWAY BUILDING | 200 NE Water Street | Peoria, Illinois

PLANNING & ZONING COMMISSION

Policies and Procedures Manual



Prepared By:
Community Development Department
City of Peoria

November 9, 2015

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INTRODUCTION

The purpose of this guide is to put into one document the procedures and basic policies of the Planning & Zoning Commission.

The Planning & Zoning Commission was created in the 1940's and has been in continuous existence since that time. The Planning & Zoning Commission's responsibilities include reviewing and making recommendations to the City Council on rezoning requests, annexation of land, subdivisions plats, developments requiring a special use approval, and zoning ordinance text amendments.

The Planning & Zoning Commission also makes recommendations to the City Council on various plans such as the Comprehensive Plan, neighborhood development plans, and neighborhood conservation overlay districts. All plats or replats of land within City limits and within 1.5 miles of City limits are also submitted to the Planning & Zoning Commission for its recommendation to the City Council.

The Planning & Zoning Commission is comprised of seven (7) voting members who have been appointed by the Mayor.

RELATIONSHIP TO CITY STAFF

The Planning & Zoning Division staff have many responsibilities including land use administration, neighborhood and comprehensive planning efforts, and coordination with other city departments, government agencies, private sector agencies, and members of the public. Among the primary responsibilities of staff is to provide sufficient information and recommendations to the Planning & Zoning Commission.

The Commission must necessarily make informed decisions and recommendations about the adoption of plans, land use and development requests, and other matters, and should rely on staff to administer these processes both before and after they are brought before the Commission for a decision.

For most land use and development requests before the Planning & Zoning Commission, staff is responsible for processing and reviewing applications, assisting with the public process prior to public hearings, authoring staff reports to the Planning & Zoning Commission, noticing public hearings, and reviewing final submittals prior to the issuance of permits. Staff will be available to answer questions of Commissioners throughout these processes.

COMMISSION RULES OF PROCEDURE

1) Officers

Annually, the Planning & Zoning Commission shall elect a Chair and a Vice-Chair. The Chair shall preside at all meetings. In the absence of the Chair, the Vice-Chair shall be Chair. In the absence of both the Chair and Vice-Chair, the Commission shall select an acting Chair from its membership.

2) Meetings

a) Regular Meetings

Meetings of the Planning & Zoning Commission generally are held at 1:00 p.m. on the first Thursday of each month in room 400 of City Hall based on a schedule of regular meetings published by City Staff.

b) Special Meetings

Special meetings may be called at the request of the Commission or city Staff. Such meetings are generally devoted to the presentation of reports, special planning projects, or on issues that require Commission attention in addition to regularly scheduled meetings. Notice of other meetings shall be given at least 24 hours prior to such meeting and shall state the business to be considered and the time and location of the meeting. No business shall be transacted but that for which the meeting shall have been called.

3) Quorum

Four (4) members shall constitute a quorum for the transaction of business and the taking of official action. Whenever a quorum is not present within fifteen (15) minutes of the scheduled meeting time, the Commission shall adjourn without taking any action.

4) Parliamentary Procedure

Roberts Rules of Order shall govern parliamentary procedure in Commission meetings.

5) Order of Business – Agenda

City Staff shall prepare an agenda for each meeting. The order of business shall generally be as follows:

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
- IV. Regular Business
- V. Citizens Opportunity to Address the Commission
- VI. Adjournment

Reviewing departments' comments are incorporated into staff reports for upcoming Planning & Zoning Commission agenda items. These comments normally pertain only to public hearing items. Members having questions on agenda items are encouraged to contact staff in advance of the meeting.

6) Conduct of Meetings

- a) The Chair shall briefly identify the subject or subjects under consideration and explain the process that will be followed if necessary.
- b) Staff will provide an oral report to the Commission summarizing the proposal and staff's recommendation.
- c) The Chair will invite the petitioner to provide any additional details and answer questions from the Commission.
- d) The Chair shall open the public hearing and call for alternate appearances for and against the subject under consideration. The name and address of each person appearing shall be stated. Those persons who agree with the views of a prior speaker are requested to so indicate rather than repeating those views.
- e) Citizens may speak for up to five (5) minutes. When considering complex items, the applicant may be granted additional time to present the issues.

- f) The Chair shall endeavor to keep testimony focused, and to maintain the decorum of the meeting above reproach.
- g) No argumentative questioning of the Commission or speakers shall be permitted, and no member of the public may question another speaker. Speakers may direct questions to the Chair during their testimony; questions will be noted, and may be answered at the appropriate time during the hearing. Any Commission member or alternate may question a speaker on the facts presented or for clarification of a statement made.
- h) Upon conclusion of the public statements, the Chair shall thank all for their interest and attendance and close the public hearing. Once the hearing is closed, no member of the public may speak unless the Commission votes to suspend its rules for this purpose.
- i) Commission members may then ask questions of staff, make motions, engage in discussion, and vote on the item presented during the public hearing.

7) Motions and Voting

Motions shall be restated by the chair before a vote is taken. The name of the maker and the second of a motion shall be recorded.

Motions shall be passed by an affirmative vote of not less than a majority of the Commission in attendance, so long as such majority vote exceeds a majority of the quorum of the Commission.

Voting shall be by voice and shall not be recorded by ‘yeas’ and ‘nays’ unless requested by a member of the Commission. Roll call votes shall be recorded

OPEN MEETING REQUIREMENTS

As a body, the Planning & Zoning Commission must meet “open meeting” requirements set forth in statutes and ordinances to ensure its business is conducted properly. Generally, staff is responsible for ensuring that the meeting is properly noticed and conducted in compliance with these rules.

Individual members are responsible for following certain requirements outside of noticed meetings. Common issues include, but are not limited to:

- Illegal meetings – generally, a meeting occurs any time a group of members discusses Commission-related issues, if the group is large enough to take or block action on an issue. Social encounters among members should be limited to non-Commission topics of conversation. Tours by the Commission should be properly noticed to meet open meeting requirements.
- Email – an email discussion between members could be an illegal meeting. Generally, email should not be used to conduct substantive issue-related Commission business. Messages from citizens to members should be forwarded to staff for dissemination to the full Commission. Messages from staff or an individual member to the full Commission are permissible on procedural issues, but members should take care to reply only to the sender (not reply-all).

- Conference calls – a conference call between members could be an illegal meeting. Meetings may be conducted via conference call, but should be properly noticed as such and provide a public facility with speakerphone so the public is able to hear/participate

Commissioners are required to complete an Open Meetings Act on-line training course provided by the Illinois Attorney General’s office. This is an annual requirement that ensures an open government and the availability of full and complete information to the public.

DECISION MAKING

All parties who appear before the Planning & Zoning Commission are entitled to a fair and impartial hearing. This includes:

1) The appearance of fairness

The Commission must make decisions in an impartial and unbiased manner.

2) Proper notice and hearing

Notice is handled by City staff (e.g. publication, mailed notice, posting of placards). Hearings serve the dual function of providing citizens with an opportunity to express their views and to inform the decision-making body regarding the views of the affected community members. Additional hearings are only required when “substantial” change in the ordinance has occurred e.g. when the fundamental character of a proposal changes, different landowners are affected or the same landowners are affected in a different way.

3) Decisions based on the standards and the evidence before the body

Where decision-making standards or criteria are listed in the ordinances, the Planning & Zoning Commission must follow them. It is the responsibility of the applicant to demonstrate that a proposal meets the standards, and the responsibility of the Commission to explain how it came to a determination.

DEVELOPMENT REVIEW PROCESS

The development review process varies based on the complexity of a proposal and the type of request involved. However, each process generally includes three stages; the pre-application stage, the Staff and commission review stage, the Council approval stage, and the plan sign-off, permitting, and inspection stage.

More specifically, a pre-application meeting is held between staff and the applicant to answer questions and outline the required review process. Applications and supporting documents are submitted to the Community Development Department and placed on the next available meeting agenda for the Planning & Zoning Commission.

Between the application submittal and the commission meeting, staff reviews the proposed plans to ensure compliance with zoning regulations. Often the site plan is revised to correct elements for compliance. Items which are not in compliance are noted as a waiver for consideration by the Commission.

Staff prepares a report to the Planning & Zoning Commission describing the proposed plans and concludes with Staff’s recommendation for approval or denial. The recommendation may also include conditions of approval.

The review process concludes once City Council reviews the recommendations from the Planning & Zoning Commission and Staff, and takes final action on the request. If the request is approved, the property owner may proceed with development plans, taking into consideration any conditions which may have been imposed by the Council.

ROLE OF THE COMMISSION

The Planning & Zoning Commission is an advisory body making recommendations to the City Council.

The Planning & Zoning Commission is responsible for the following duties:

- Review all applications for amendments to the Zoning, Land Development or Subdivision ordinances (text or map), hold public hearings thereon, and report findings and recommendations to the City Council in the manner prescribed;
- Review all applications for special use and N1 Official Development Plans, hold public hearings thereon and report findings and recommendations to City Council;
- Receive annually in the month of January from the Zoning Administrator his/her recommendations as to the effectiveness of the Zoning and Land Development ordinances as they relate to the policies of the Comprehensive Plan of the City of Peoria and any amendments he/she may recommend be made to the ordinances, and report the Commission's conclusions and recommendations on such matters to the City Council;
- To review, hold the hearing and report to the City Council, with recommendations, those matters not treated above, which the City Council has referred to it;
- Review all applications and recommendations from the Site Plan Review Board with respect to special exceptions under regulations governing neighborhood conservation districts, hold public hearings thereon, and make a final determination as to whether such special exceptions should be granted or denied;
- To review, hold public hearings, and make recommendations to the City Council with respect to any application for elimination or changes in any existing covenants restricting land uses, which are enforceable by the City.
- It may hold public hearings, review, and make recommendations to the City Council concerning:
 - The Comprehensive Plan of the city.
 - Developmental needs that will be occasioned by future growth of the city.
 - Proposed apartment, planned unit or cluster development or subdivision of property.
 - Proposed annexations to the city.
 - Policies and procedures concerning planning and development.
- Other related projects as directed by the City Council or raised by the Commission on its own initiative.
- All powers and duties conferred upon it by state law or ordinance.

OTHER RELATED COMMISSIONS

Zoning Board of Appeals - The Zoning Board of Appeals (ZBA) is responsible for hearing objections to or appeals of final determination or decisions made by the zoning administrator, or Site Plan Review Board. The ZBA also approves or disapprove major variations and minor

variations, which are requests for relief from the strict interpretation of zoning regulations where said regulations impose a particular hardship.

Historic Preservation Commission - The Historic Preservation Commission holds public hearings, and makes recommendations to City Council on all matters relating to development, redevelopment, rehabilitation, demolition, or preservation of structures, premises, and areas within any designated historic preservation district.

RELATIONSHIP TO CITY PLANS

Comprehensive Plan - The Comprehensive Plan is a policy document that provides a coordinated approach to making many decisions regarding land use and the location of development, the extension of urban services and the placement of community facilities. As such, the Comprehensive Plan is one of the primary tools used by the Planning & Zoning Commission.

The Comprehensive Plan includes a Future Land Use Map with land use recommendation for areas within City limits and future growth areas. The land use categories are broad and are applied to relatively large geographic areas. Each category encompasses a range of potential land uses and a range of densities to establish parameters for future development.

Heart of Peoria Plan – The Heart of Peoria Plan represents 8,000 acres, mostly constructed before 1930. It is focused on the revitalization of pedestrian-friendly commercial area, and the renovation and preservation of inner city neighborhoods.

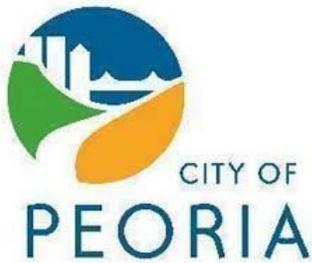
Strategic Plan – The City of Peoria has a Strategic Plan which set priorities, focus resources, and adopts goals to achieve the community's vision.

TEN TIPS FOR COMMISSIONERS

- 1) Listen!
- 2) Educate yourself
- 3) Be Polite... and patient
- 4) Ask questions
- 5) Do your homework
- 6) Avoid contact outside of the public realm
- 7) Recognize conflicts of interest
- 8) Attend... and contribute
- 9) Be Independent and informed
- 10) Make a difference

ZONING BOARD OF APPEALS

Policies and Procedures Manual



Prepared By:
Community Development Department
City of Peoria

November 9, 2015

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INTRODUCTION

The purpose of this guide is to put into one document the procedures and basic policies of the Zoning Board of Appeals.

The Zoning Board of Appeals was established in 1931 with the City of Peoria's first Zoning Ordinance and has been in continuous existence since that time. The Zoning Board of Appeals is a quasi-judicial body responsible for approving or disapproving major and minor variations, and hearing objections to or appeals of final determination or decisions made by the Zoning Administrator or Site Plan Review Board.

The Zoning Board of Appeals is comprised of seven (7) voting members who have been appointed by the Mayor.

RELATIONSHIP TO CITY STAFF

The Planning & Zoning Division staff have many responsibilities including land use administration, neighborhood and comprehensive planning efforts, and coordination with other city departments, government agencies, private sector agencies, and members of the public. Among the primary responsibilities of staff is to provide sufficient information and recommendations to the Zoning Board of Appeals.

The Zoning Board of Appeals must necessarily make informed decisions on whether to grant relief from the strict interpretation of zoning regulations where said regulations impose a particular hardship.

Staff is responsible for processing and reviewing applications, assisting with the public process prior to public hearings, authoring staff reports to the Zoning Board of Appeals, noticing public hearings, and reviewing final submittals prior to the issuance of permits. Staff will be available to answer questions of the Zoning Board of Appeals throughout these processes.

RULES OF PROCEDURE

1) Officers

Annually, the Zoning Board of Appeals shall elect a Chair and a Vice-Chair. The Chair shall preside at all meetings. In the absence of the Chair, the Vice-Chair shall be Chair. In the absence of both the Chair and Vice-Chair, the Commission shall select an acting Chair from its membership.

2) Meetings

a) Regular Meetings

Meetings of the Zoning Board of Appeals generally are held at 1:00 p.m. on the second Thursday of each month in room 400 of City Hall based on a schedule of regular meetings published by City Staff.

b) Special Meetings

Special meetings may be called at the request of the Zoning Board of Appeals or city Staff. Such meetings are generally devoted to the presentation of reports, special planning projects, or on issues that require Zoning Board of Appeals

attention in addition to regularly scheduled meetings. Notice of other meetings shall be given at least 24 hours prior to such meeting and shall state the business to be considered and the time and location of the meeting. No business shall be transacted but that for which the meeting shall have been called.

3) Quorum

Four (4) members shall constitute a quorum for the transaction of business and the taking of official action. Whenever a quorum is not present within fifteen (15) minutes of the scheduled meeting time, the Zoning Board of Appeals shall adjourn without taking any action.

4) Parliamentary Procedure

Roberts Rules of Order shall govern parliamentary procedure in Zoning Board of Appeals meetings.

5) Order of Business – Agenda

City Staff shall prepare an agenda for each meeting. The order of business shall generally be as follows:

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
- IV. Regular Business
- V. Citizens Opportunity to Address the Commission
- VI. Adjournment

Reviewing departments' comments are incorporated into staff reports for upcoming Zoning Board of Appeals agenda items. These comments normally pertain only to public hearing items. Members having questions on agenda items are encouraged to contact staff in advance of the meeting.

6) Conduct of Meetings

- a) The Chair shall briefly identify the subject or subjects under consideration and explain the process that will be followed if necessary.
- b) Staff will provide an oral report to the Zoning Board of Appeals summarizing the proposal and staff's recommendation.
- c) The Chair will invite the petitioner to provide any additional details and answer questions from the Zoning Board of Appeals.
- d) The Chair shall open the public hearing and call for alternate appearances for and against the subject under consideration. The name and address of each person appearing shall be stated. Those persons who agree with the views of a prior speaker are requested to so indicate rather than repeating those views.
- e) Citizens may speak for up to five (5) minutes. When considering complex items, the applicant may be granted additional time to present the issues.
- f) The Chair shall endeavor to keep testimony focused, and to maintain the decorum of the meeting above reproach.
- g) No argumentative questioning of the Zoning Board of Appeals or speakers shall be permitted, and no member of the public may question another speaker. Speakers may direct questions to the Chair during their testimony; questions will be noted, and may be answered at the appropriate time during the hearing. Any Zoning Board of Appeals member or alternate may question a speaker on the facts presented or for clarification of a statement made.

- h) Upon conclusion of the public statements, the Chair shall thank all for their interest and attendance and close the public hearing. Once the hearing is closed, no member of the public may speak unless the Zoning Board of Appeals votes to suspend its rules for this purpose.
- i) Zoning Board of Appeals members may then ask questions of staff, make motions, engage in discussion, and vote on the item presented during the public hearing.

7) Motions and Voting

Motions shall be restated by the chair before a vote is taken. The name of the maker and the second of a motion shall be recorded.

Motions shall be passed by an affirmative vote of not less than a majority of the Zoning Board of Appeals members in attendance, so long as such majority vote exceeds a majority of the quorum of the Zoning Board of Appeals.

Voting shall be by voice and shall not be recorded by 'yeas' and 'nays' unless requested by a member of the Zoning Board of Appeals. Roll call votes shall be recorded

OPEN MEETING REQUIREMENTS

As a body, the Zoning Board of Appeals must meet "open meeting" requirements set forth in statutes and ordinances to ensure its business is conducted properly. Generally, staff is responsible for ensuring that the meeting is properly noticed and conducted in compliance with these rules.

Individual members are responsible for following certain requirements outside of noticed meetings. Common issues include, but are not limited to:

- Illegal meetings – generally, a meeting occurs any time a group of members discusses Zoning Board of Appeals -related issues, if the group is large enough to take or block action on an issue. Social encounters among members should be limited to non- Zoning Board of Appeals topics of conversation. Tours by the Zoning Board of Appeals should be properly noticed to meet open meeting requirements.
- Email – an email discussion between members could be an illegal meeting. Generally, email should not be used to conduct substantive issue-related Zoning Board of Appeals business. Messages from citizens to members should be forwarded to staff for dissemination to the full Zoning Board of Appeals. Messages from staff or an individual member to the full Zoning Board of Appeals are permissible on procedural issues, but members should take care to reply only to the sender (not reply-all).
- Conference calls – a conference call between members could be an illegal meeting. Meetings may be conducted via conference call, but should be properly noticed as such and provide a public facility with speakerphone so the public is able to hear/participate

Zoning Board of Appeals members are required to complete an Open Meetings Act on-line training course provided by the Illinois Attorney General's office. This is an annual requirement that ensures an open government and the availability of full and complete information to the public.

DECISION MAKING

All parties who appear before the Zoning Board of Appeals are entitled to a fair and impartial hearing. This includes:

1) The appearance of fairness

The Zoning Board of Appeals must make decisions in an impartial and unbiased manner.

2) Proper notice and hearing

Notice is handled by City staff (e.g. publication, mailed notice, posting of placards). Hearings serve the dual function of providing citizens with an opportunity to express their views and to inform the decision-making body regarding the views of the affected community members. Additional hearings are only required when “substantial” change in the ordinance has occurred e.g. when the fundamental character of a proposal changes, different landowners are affected or the same landowners are affected in a different way.

3) Decisions based on the standards and the evidence before the body

Where decision-making standards or criteria are listed in the ordinances, the Zoning Board of Appeals must follow them. It is the responsibility of the applicant to demonstrate that a proposal meets the standards, and the responsibility of the Zoning Board of Appeals to explain how it came to a determination.

APPLICATION REVIEW PROCESS

The application review process generally includes three stages: 1) Application submittal and review, 2) Staff review, and 3) the Zoning Board of Appeals review and decision.

Between the application submittal and the Zoning Board of Appeals meeting, staff reviews the proposed plans to evaluate whether evidence has been submitted supporting the need for a variance.

Staff prepares a report to the Zoning Board of Appeals describing the proposed plans and concludes with Staff’s recommendation for approval or denial. The recommendation may also include conditions of approval.

The review process concludes once the Zoning Board of Appeals reviews the recommendations from Staff, and takes final action on the request. If the request is approved, the property owner may proceed with development plans, taking into consideration any conditions which may have been imposed by the Zoning Board of Appeals.

ROLE OF THE ZONING BOARD OF APPEALS

The Zoning Board of Appeals is a quasi-judicial body meaning its decisions are similar to those of a court of law or judge. Decisions of the Zoning Board of Appeals are final and do not require review by the City Council. Appeals of any decision by the Zoning Board of Appeals are filed with Peoria County Circuit Courts.

The Zoning Board of Appeals is responsible for the following duties:

- To hear objections to or appeals of final determination or decisions made by the Zoning Administrator or Site Plan Review Board.
- To approve or disapprove major variations and minor variations.

To review an appeal, the Zoning Board of Appeals may affirm, reverse, or modify the decision of the Zoning Administrator or Site Plan Review Board upon determining that:

- 1) The provision in question is unclear and an interpretation is necessary to determine the intent and application of the provision; and/or
- 2) The Zoning Administrator or Site Plan Review Board misinterpreted the provisions of the Zoning Ordinance.

To review a variance, the Zoning Board of Appeals must find based upon the evidence presented to them in each specific case that the following three criteria have been met:

- 1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district;
- 2) The plight of the owner is due to unique circumstances; and
- 3) The variation, if granted, will not alter the essential character of the locality or be injurious to the public or other property or properties.

For the purpose of implementing the above three criteria for variations in making the recommendations whether there are practical difficulties or particular hardships, the following facts, favorable to the applicant and established by evidence, shall be taken into consideration:

- 1) The purpose of the variation is not based primarily upon a desire to increase financial gain. *This fact can be considered for criterion 1.*
- 2) The particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out. *This fact can be considered for criterion 2.*
- 3) The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification. *This fact can be considered for criterion 2.*
- 4) The practical difficulty or hardship is caused by this ordinance and has not been created by any persons presently having an interest in the property. *This fact can be considered for criterion 2.*
- 5) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. *This fact can be considered for criterion 3.*
- 6) The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. *This fact can be considered for criterion 3.*

OTHER RELATED COMMISSIONS

Planning & Zoning Commission - The Planning & Zoning Commissions reviews and making recommendations to the City Council on rezoning requests, annexation of land, subdivisions plats, developments requiring a special use approval, and zoning ordinance text amendments.

The Planning & Zoning Commission also makes recommendations to the City Council on various plans such as the Comprehensive Plan, neighborhood development plans, and neighborhood conservation overlay districts. All plats or replats of land within City limits and within 1.5 miles of City limits are also submitted to the Planning & Zoning Commission for its recommendation to the City Council.

Historic Preservation Commission - The Historic Preservation Commission holds public hearings, and makes recommendations to City Council on all matters relating to development, redevelopment, rehabilitation, demolition, or preservation of structures, premises, and areas within any designated historic preservation district.

RELATIONSHIP TO CITY PLANS

Comprehensive Plan - The Comprehensive Plan is a policy document that provides a coordinated approach to making many decisions regarding land use and the location of development, the extension of urban services and the placement of community facilities.

The Comprehensive Plan includes a Future Land Use Map with land use recommendation for areas within City limits and future growth areas. The land use categories are broad and are applied to relatively large geographic areas. Each category encompasses a range of potential land uses and a range of densities to establish parameters for future development.

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Strategic Plan – The City of Peoria has a Strategic Plan which set priorities, focus resources, and adopts goals to achieve the community's vision.

TEN TIPS FOR BOARD MEMBERS

- 1) Listen!
- 2) Educate yourself
- 3) Be Polite... and patient
- 4) Ask questions
- 5) Do your homework
- 6) Avoid contact outside of the public realm
- 7) Recognize conflicts of interest
- 8) Attend... and contribute
- 9) Be Independent and informed
- 10) Make a difference



Department of Public Works



FOR IMMEDIATE RELEASE

Date: May 20, 2015

Contact: Nicholas A. Stoffer

(309) 494-8800

MEDIA RELEASE

Flashing Yellow Lights

(Peoria)-The City of Peoria has been installing flashing yellow arrow left-turn signals at various locations as part of the city's signal system upgrades. A National study found that drivers make fewer mistakes with the flashing yellow left-hand turn arrow; and the new left-turn signals improve intersection efficiency by allowing more left turns during the light sequence.

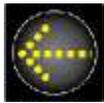
What the arrows mean



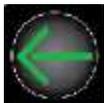
Solid red arrow: Drivers intending to turn left must stop and wait. Do not enter an intersection to turn when a solid red arrow is being displayed



Solid yellow arrow: The left-turn signal is about to change to red and drivers should prepare to stop or prepare to complete a left turn if they are legally within the intersection and there is no conflicting traffic present.



Flashing yellow arrow: Drivers are allowed to turn left after yielding to all oncoming traffic and to any pedestrians in the crosswalk. Oncoming traffic has a green light. Drivers must wait for a safe gap in oncoming traffic before turning.



Solid green arrow: Left turns have the right of way. Oncoming traffic has a red light.

Some of the locations that you will find flashing yellow lights within the City are at Allen Road and Wilhelm Road, and along the War Memorial Drive (US 150) and Knoxville Avenue (IL 40) Corridors. To download a free brochure and find additional information please visit the City of Peoria's website at <http://www.peoriagov.org/public-works/public-works/flashingyellow> or contact the City Traffic Engineer Nick Stoffer, at (309) 494-8800.

3505 N. Dries Lane
Peoria, IL 61604-1210
(309) 494-8800
(309) 494-8855

DEPARTMENT OF PUBLIC WORKS



FOR IMMEDIATE RELEASE

Date: October 28, 2015

Contact: Eric Shangraw
(309) 681-3364

MEDIA RELEASE

City of Peoria Yard Waste Collection Ends Friday, December 4th

(Peoria, IL)—The City’s collection of yard waste for 2015 will end on **Friday, December 4, 2015** and resume **Monday, April 4, 2016**, for the residents served by Peoria Disposal Company (PDC). There will be no pickup on Thursday, November 26, Thanksgiving Day, but will resume on Friday, November 27 and Saturday, November 28.

Yard waste set out for collection must be in:

- Garbage cans marked “Yard Waste Only” which do not exceed 45 gallons in size not over 50 pounds in weight;
- Paper yard waste bags may not exceed 30 pounds in weight;
- Bundles should not exceed five feet in length or 50 pounds in weight;
- Large 95 gallon wheeled tote carts compatible with the left mechanism on PDC’s vehicles clearly marked “Yard Waste Only.”

Any cans, bags or bundles which do not meet the above requirements will not be collected. Public Works will not remove ward waste after December 4.

Each collection route serves approximately 1,200 homes each day and adhering to the size and weight limits is essential in avoiding injuries to collection employees. The 95 gallon wheeled tote carts can be either purchased or rented directly from PDC. Households can purchase a cart for \$65 or rent one for \$2.50 a month. For more information, go to www.pdcarea.com or call Peoria Disposal Company (PDC) at (309) 674-5176, extension 1.

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CODE VIOLATION CASES

NOVEMBER 17, 2015

PAID	CASE NO.	O/S NO.	DEFENDANT	PROPERTY ADDRESS	FINE	INS.	DISPOSITION
	15-CV-2501	15-12082	ADKINS, JAMES	317 SANGER ST	\$ 50.00	GW	
	15-CV-2470	15-12741	ALWAN, HENRI	2714 N INDIANA AVE	\$ 50.00	LE	
	15-CV-2545	15-13207	ARREDONDO, ISABEL	816 W MACQUEEN AVE	\$ 100.00	PM	
X	15-CV-2492	15-12938	ASSAD, SHAKER	3319 N STANLEY ST	\$ 50.00	PM	DISMISSED - PD 10/19/15
X	15-CV-2471	15-12504	CARLIN, BRIAN	606 E FORREST HILL AVE	\$ 50.00	LE	DISMISSED - PD 11/9/15
	15-CV-2564	15-13248	COKER, ANDREW	3114 N DELMAR CT	\$ 50.00	AE	
X	15-CV-2472	15-12786	CONSOLIDATED PROPERTIES, LLC	1703 N INDIANA AVE	\$ 50.00	JS	DISMISSED - PD 11/6/15
X	15-CV-2493	15-12941	CONSOLIDATED PROPERTIES, LLC	3309 N STANLEY ST	\$ 50.00	PM	DISMISSED - PD 11/6/15
	15-CV-2546	15-13150	COTTON REAL ESTATE LLC OF PEORIA	538 HOMESTEAD AVE	\$ 100.00	LE	
	15-CV-2547	15-13247	CROW, GLEN	2314 N NORTHCREST DR	\$ 100.00	PM	
X	15-CV-2494	15-12984	CUTNOE, PEARLINE	1701 N NEW YORK AVE	\$ 50.00	JS	DISMISSED - PD 11/4/15
	15-CV-1721	15-9214	DALEN, AARON	1025 W MCCLURE AVE	\$ 50.00	DG	DEFAULT - 9/1/15 \$100; DISMISSED PER HEARING OFFCR 11/10
	15-CV-2548	15-13202	DEWITTE, MICHAEL	2412 N INSTITUTE PL	\$ 100.00	PM	
X	15-CV-2549	15-13128	DINH, HOANGSON	3000 N AVALON PL	\$ 50.00	PM	DISMISSED - PD 10/28/15
	15-CV-2473	15-11529	ELI, MEGAN	705 W ELEANOR PL	\$ 50.00	DG	
X	15-CV-2512	15-13088	FADY, PAMELA	315 W NEBRASKA AVE	\$ 100.00	AE	DISMISSED - PD 11/6/15
	15-CV-2510	15-13084	FORD, RONALD	1919 N NORTH ST	\$ 100.00	AE	
	15-CV-2500	15-13054	FRAZIER, CARRIE	815 W NOWLAND AVE	\$ 100.00	PM	
	15-CV-2550	15-13124	GOSS, KENNETH	812 W MELBOURNE AVE	\$ 50.00	PM	
	15-CV-2508	15-13105	GROHMANN, CONNIE	1200 W MCCLURE AVE	\$ 50.00	PM	
	15-CV-2509	15-13078	GROVE OF PEORIA LLC	1526 W CANDLETREE DR	\$ 50.00	AE	
	15-CV-2602	15-13611	HANDS, DAVID	4620 N UNIVERSITY ST	\$ 1,200.00	NR	
	15-CV-2621	15-13661	HANDS, DAVID	4803 N ROCKWOOD RD	\$ 2,400.00	NR	
	15-CV-2622	15-13691	HANDS, DAVID	9915 N KNOXVILLE AVE	\$ 3,300.00	NR	
	15-CV-2513	15-13091	HARRIS PEORIA INVESTMENTS LLC	317 W NEBRASKA AVE	\$ 100.00	AE	
	15-CV-2106	15-11133	HARRIS, KENNETH	811 W THRUSH	\$ 50.00	DG	PER HEARING OFFCR TO SERVE HSBC?? REVIEW 11/17/15; DISMISS PER INSPECTOR 10/27/15
	15-CV-2160	15-8552	HSBC MORTGAGE SERVICES / JULES LEPETRE	1028 NE GLENDALE AVE	\$ 50.00	AE	CASE CONTINUED HSBC AND JULES TO PRESENT CASE ON 10/20/15 VIA SONNI - SEE FILE (9/22); CONTINUED TO 11/3 PER HEARING OFFICER BOTH NEED TO APPEAR ; PER HEARING OFFICER FINE DEEMED TO MR. LEPETRE, REVIEW FOR 11/17;

CODE VIOLATION CASES

NOVEMBER 17, 2015

PAID	CASE NO.	O/S NO.	DEFENDANT	PROPERTY ADDRESS	FINE	INS.	DISPOSITION
	15-CV-2515	15-13099	HUDSON, WILLIE	1016 E FRYE AVE	\$ 150.00	JS	
	15-CV-2506	15-13085	HUMPHREY, KEN	1129 W MCCLURE AVE	\$ 100.00	PM	
X	15-CV-2521	15-12650	IOERGER, VIRGINIA	505 BEACON ST	\$ 50.00	LE	DISMISSED - PD 11/5/15
X	15-CV-2495	15-12558	IVERSON, JOHN	2714 W MILLBROOK CT	\$ 50.00	PM	DISMISSED - PD 10/26/15
	15-CV-2456	15-12867	JENKINS, MICHELLE	2020 N SHERIDAN RD	\$ 100.00	AE	11/10 TO 11/17 MAIL;
	15-CV-2551	15-13240	JEWELL, JARED	2227 W TRIPP AVE	\$ 50.00	PM	
	15-CV-2511	15-13086	JONES, KENT	319 W NEBRASKA AVE	\$ 100.00	AE	
	15-CV-2552	15-13125	KOLB, KAREN	812 W MAYWOOD AVE	\$ 50.00	PM	
	15-CV-2518	15-13035	LAUX, NICHOLAS	3125 N NEW YORK AVE	\$ 100.00	LE	
X	1A2507:125295-CV-2522	15-13014	LUCWORK ENTERPRISES	1811 N KNOXVILLE AVE	\$ 100.00	AE	DISMISSED - PD 10/26/15
	15-CV-2519	15-13090	LUSCH, LYNN	315 E ARCHER AVE	\$ 150.00	JS	
	15-CV-2553	15-13111	LUSCH, LYNN	1839 N MISSOURI AVE	\$ 100.00	JS	
X	15-CV-2520	15-12829	MAUGHAN, KEVIN	2800 BLCK OF EUGENIE 14-19-303-028	\$ 50.00	PM	DISMISSED - PD 10/23/15
	15-CV-2504	15-12781	MCCORMICK-DINH, MARIA	808 W MCCLURE AVE	\$ 50.00	PM	
	15-CV-2503	15-13064	MCREYNOLDS, BRYAN	714 W MCCLURE AVE	\$ 50.00	PM	
	15-CV-2507	15-13101	MEISTER, JOSHUA	1202 W MCCLURE AVE	\$ 50.00	PM	
	15-CV-2554	15-13170	OCWEN LOAN SERVICES LLC ATTN: TAX DEPARTMENT	1101 W GROVELAND AVE	\$ 100.00	PM	
	15-CV-2474	15-12742	PAAR, JOAN	2701 N INDIANA AVE	\$ 150.00	LE	
	15-CV-2405	15-12575	QUINN HEADINGTON	1328 W CIRCLE RD	\$ 50.00	PM	
	15-CV-2505	15-13072	RAMOLEYUS, ROGER	809 E MCCLURE AVE	\$ 50.00	PM	
X	15-CV-2475	15-12405	RASHID, FLOYD	106 E GIFT AVE	\$ 50.00	LE	DISMISSED - PD 10/29/15
X	15-CV-2496	15-12772	SCHERTZ, PHILIP A	618 VINE ST	\$ 50.00	DG	DISMISSED - PD 10/12/15
	15-CV-2497	15-12986	SCHIMMELPFENNIG, EDWARD	1700 N CALIFORNIA AVE	\$ 50.00	JS	
	15-CV-2517	15-12818	SIG HOLDINGS LLC	408 E FORREST HILL AVE	\$ 50.00	LE	
	15-CV-2466	15-12847	T R MCDOWELL PROPERTIES, INC	2718 N UNIVERSITY ST	\$ 50.00	PM	11/10 TO 11/17 MAIL;
X	15-CV-2555	15-13174	TRAN, HUE	1903 N KNOXVILLE AVE	\$ 50.00	AE	DISMISSED - PD 10/28/15
	15-CV-2556	15-13158	TRIMBLE, PAUL	1813 N BIGELOW ST	\$ 50.00	AE	
	15-CV-2557	15-12549	WALKER, DAVID	1929 W CASHMAN CT	\$ 150.00	PM	
	15-CV-2558	15-13127	WELCH, JAMES	2922 N AVALON PL	\$ 50.00	PM	
	15-CV-2514	15-13094	WHITE, MARVENE	2304 N ELLIS ST	\$ 50.00	AE	
	15-CV-2502	15-13063	WILLIAMS, HOMER	1112 W NOWLAND AVE	\$ 100.00	PM	

TOTAL CASES = 58

CODE VIOLATION CASES
NOVEMBER 17, 2015

PAID	CASE NO.	O/S NO.	DEFENDANT	PROPERTY ADDRESS	FINE	INS.	DISPOSITION
							DISMISSED CASES = 16
							PAID CASES = 14
							REVIEW = 1
							FIRST TIME OFFENSE = 51
							MOTION TO VACATE = 0

			HOUSING COURT 11/17/15	60 CASES				
AE	NO	09:00 AM	ASQUITH YVONNE	HC-15-800	ADAMS 1713 NE	17-Nov-15	REVIEW	
AE	O	09:00 AM	ASQUITH YVONNE	HC-15-798	ADAMS 1717 NE	17-Nov-15	REVIEW	
AE	O	09:00 AM	SCHIERER DONALD/JULANN	HC-15-999	BEACON 0705	17-Nov-15	FIRST APPEARANCE	
AE	NO	09:00 AM	TROXELL RAYMON	HC-15-890	FAIRHOLM 0703	17-Nov-15	REVIEW	
AE	O	09:00 AM	MORRIS ADRIAN	HC-15-1002	JEFFERSON 1315 NE	17-Nov-15	FIRST APPEARANCE	
AE	NO	09:00 AM	MIDWEST PROPERTY	HC-15-996	JEFFERSON 1721 NE	17-Nov-15	FIRST APPEARANCE	
AE	NO	09:00 AM	MESSIAH PROP	HC-15-1001	LAVEILLE 0607	17-Nov-15	FIRST APPEARANCE	
AE	NO	09:00 AM	ALL NATION PENTECOSTAL CH	HC-15-825	MONORE 1028 NE	17-Nov-15	REHEARING/DEFAULT \$500	
AE	NO	09:00 AM	RODRIGUEZ JOSEFINA	HC-15-997	MORTON 0509	17-Nov-15	FIRST APPEARANCE	
AE	NO	09:00 AM	BUSWELL GREGORY	HC-15-998	MORTON 0511	17-Nov-15	FIRST APPEARANCE	
DG	NO	09:00 AM	JOSEPH - GHSC ANNEX	HC-15-767	FARRELLY 2717	17-Nov-15	REVIEW	
DG	NO	09:00 AM	MARX RUSSELL	HC-15-897	HANSSLER 1323	17-Nov-15	REVIEW	
DG	NO	09:00 AM	SIMMONS HAROLD	HC-15-853	LEHMAN 1910	17-Nov-15	REVIEW	
DG	NO	09:00 AM	MCREYNOLDS BRYAN	HC-15-946	MCCLURE 0714 W	17-Nov-15	REVIEW	
DG	NO	09:00 AM	COHEN JEFF	HC-15-1003	MCCLURE 1003 W	17-Nov-15	FIRST APPEARANCE	
DG	NO	09:00 AM	BANK OF AMERICA	HC-15-819	SHERIDAN 5421	17-Nov-15	REVIEW	
DG	O	09:00 AM	URAZOFF JAMES	HC-15-416	WILLCOX 0611 W	17-Nov-15	REVIEW	
DG	NO	09:00 AM	SHORT MATTHEW	HC-15-826	WILLCOX 805 W	17-Nov-15	REVIEW	
GW	NO	09:00 AM	AUGUSTA ROY/ARVELLA	HC-15-535	ARAGO 1707	17-Nov-15	SERVE NEW	
GW	NO	09:00 AM	RANDLE LAVAEAL	HC-15-938	JOHN GWYNN 1220	17-Nov-15	REVIEW	
JA	NO	09:00 AM	WILLIAMSON JACKI/MAXINE	HC-15-992	ARCADIA 0412 E	17-Nov-15	FIRST APPEARANCE	
JA	NO	09:00 AM	DANZ WARREN	HC-15-1013	ARCHER 0201 E	17-Nov-15	FIRST APPEARANCE	
JA	NO	09:00 AM	COHEN JEFF	HC-15-991	MACQUEEN 0711 W	17-Nov-15	FIRST APPEARANCE	
JA	O	09:00 AM	GRIFFITH SHAMIKA	HC-15-993	REPUBLIC 0404 E	17-Nov-15	FIRST APPEARANCE	
JS	C	09:00 AM	IGLESIA DEL VIVO	HC-15-183	KNOXVILLE 2502	17-Nov-15	REHEARING/DEFAULT \$2500	
LA	NO	09:00 AM	SOUTH SIDE BANK	HC-15-1010	CORRINGTON 0401 E	17-Nov-15	FIRST APPEARANCE	
LA	NO	09:00 AM	CONSOLIDATED PROP	HC-15-969	ELLIS 2332	17-Nov-15	REVIEW	
LA	O	09:00 AM	JACKSON LINDA	HC-15-911	HANSSLER 0409	17-Nov-15	REVIEW	
LA	O	09:00 AM	HOBBS CURTIS	HC-15-519	INDIANA 2628	17-Nov-15	REVIEW	
LA	NO	09:00 AM	LUSCH LYNN	HC-15-1012	MCCLURE 0203 E	17-Nov-15	FIRST APPEARANCE	
LE	NO	09:00 AM	DANZ WARREN	HC-15-954	BRADLEY 1718	17-Nov-15	REVIEW	
LE	O	09:00 AM	SELLERS MILDRED	HC-15-241	COLUMBIA TERR 1409	17-Nov-15	REVIEW/DEFAULT PEND \$1000	
LE	NO	09:00 AM	MORGAN DONNA	HC-15-995	ELLIS 1220	17-Nov-15	FIRST APPEARANCE	
LE	O	09:00 AM	MURRAY CINDY	HC-15-867	KNOXVILLE 3004	17-Nov-15	REVIEW	
LE	O	09:00 AM	REEDY JOHN	HC-15-740	MOSS 1613	17-Nov-15	REHEARING/DEFAULT \$500	
LE	O	09:00 AM	WOJTALIK YVONNE	HC-15-994	SUMMIT 1020	17-Nov-15	FIRST APPEARANCE	

PM	NO	09:00 AM	PLK ASSOCIATES	HC-15-1006	ATLANTIC 2316	17-Nov-15	FIRST APPEARANCE	
PM	NO	09:00 AM	SIG HOLDINGS	HC-15-915	FORREST HILL 1218 E	17-Nov-15	REHEARING/DEFAULT \$1500	
PM	NO	09:00 AM	PARKER GREGORY	HC-15-916	FORREST HILL 1220 E	17-Nov-15	REVIEW	
PM	O	09:00 AM	WILLIAMS LORRAINE	HC-15-899	GIFT 0813 E	17-Nov-15	REVIEW	
PM	O	09:00 AM	DROWNS VALERIE	HC-15-1004	GIFT 1225 E	17-Nov-15	FIRST APPEARANCE	
PM	NO	09:00 AM	ROTRAMEL MICHAEL	HC-15-439	GLEN OAK 1015 NE	17-Nov-15	REVIEW	
PM	O	09:00 AM	BOLLMAN DALE/BARBARA	HC-14-552	GLEN OAK 1134 NE	17-Nov-15	REVIEW	
PM	NO	09:00 AM	HOLLEY DONALD	HC-15-831	GLEN OAK 1205 NE	17-Nov-15	DEFAULT \$500/PET DENIED	
PM	NO	09:00 AM	NASH BENJAMIN/HEATHER	HC-15-843	GRANDVIEW 2303	17-Nov-15	REVIEW	
PM	NO	09:00 AM	DAVIS JON	HC-15-1008	GROVELAND 1021	17-Nov-15	FIRST APPEARANCE	
PM	O	09:00 AM	HEINZ NATHAN	HC-15-1005	MAYWOOD 1224 E	17-Nov-15	FIRST APPEARANCE	
PM	O	09:00 AM	GREEN VERN	HC-15-1009	MCCLURE 1205 E	17-Nov-15	FIRST APPEARANCE	
PM	NO	09:00 AM	GALLOWAY KIP	HC-15-1007	SPRINGDALE 2717	17-Nov-15	FIRST APPEARANCE	
ROB	C	09:00 AM	JOHNSON FLOSSIE/LEO	HC-15-623	WESTERN 0733	17-Nov-15	REVIEW	
SCA	NO	09:00 AM	LEMAN/LANGENSTEIN	HC-15-892	BUTLER 1826	17-Nov-15	REVIEW	
SW	C	09:00 AM	M K LODG INC	HC-14-576	LAKE 2726 W	17-Nov-15	PET DENIED/DEFAULT \$35000	
ZT	C	09:00 AM	FREDERICKS ROBERT	HC-15-1017	ADAMS 2423 NE	17-Nov-15	FIRST APPEARANCE	
ZT	C	09:00 AM	TONY'S MARKET	HC-15-1015	ADAMS 2613 NE	17-Nov-15	FIRST APPEARANCE	
ZT	C	09:00 AM	TONY'S MARKET	HC-15-1019	ADAMS 2621 NE	17-Nov-15	FIRST APPEARANCE	
ZT	C	09:00 AM	CHAPMAN MARCELLUS	HC-15-1016	ADAMS 2705 NE	17-Nov-15	FIRST APPEARANCE	
ZT	C	09:00 AM	SFCD LIMITED	HC-15-1020	ADANS 2301	17-Nov-15	FIRST APPEARANCE	
ZT	C	09:00 AM	B & B PROPERTIES	HC-15-1018	ADRIAN HINTON 1201	17-Nov-15	FIRST APPEARANCE	
ZT	C	09:00 AM	NEW TESTAMENT FELLOWSHIP	HC-15-921	SHERIDAN 1701	17-Nov-15	REHEARING/DEFAULT \$1000	
ZT	C	09:00 AM	DAVIS CYNTHIA	HC-15-1014	STANLEY 1302	17-Nov-15	FIRST APPEARANCE	
ZT	C	09:00 AM	PEORIA RIVERFRONT GR LLC	HC-15-744	WASHINGTON 0800 SW	17-Nov-15	REVIEW	



SITE PLAN REVIEW BOARD AGENDA

Plans Distributed: November 9, 2015

Comments Due: November 16, 2015

Project ID	Address	Project Type	Project Description
15-217	*UNASSIGNED 14-20-476-017 14-20-476-024 14-20-476-025 14-20-476-016 14-20-476-018 14-20-476-020 14-20-476-023 14-20-476-006 14-20-476-019 14-20-428-009	PZ Commission – Special Use	Revision - Special Use - Evergreen Square Shopping Center- Council District 3 - ST
15-241	5426 TEMP N WOOD SAGE RD 13-02-100-036	Site Plan Review Board - Zoning Certificate	Revision - New Construction - Council District 5 - LA
15-274	2402 TEMP W COMMERCE CT 14-07-252-012	Site Plan Review Board - Zoning Certificate	Revision - Expansion of Use - Council District 5 - LA
15-286	714 W LAKE 14-29-227-001	Liquor Commission - Site Approval	Burger Barge – Council District 3 - TB
15-288	8600 N INDUSTRIAL RD 14-06-226-016	Site Plan Review Board - Zoning Certificate	Change of Use - Council District 5 - LA
15-289	3650 N MEADOWBROOK RD 14-29-327-009	Site Plan Review Board - Zoning Certificate	Accessory Structure Addition - U-Haul - Council District 2 - ST

Staff Contacts:

Leah Allison	Trina Bonds	Jide Giwa	Josh Naven	Kimberly Smith	Shannon Techie
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