



**OFFICE OF THE CITY MANAGER**



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

**Update of Building Codes**

The City Construction Commission will meet on February 18<sup>th</sup> to kick off the process of adopting updated building codes. Staff anticipates that the adoption process will take two to three months before a recommendation is sent to Council for approval. Per the City Code, the recommendation will come from the Construction Commission and not from City Staff.

Most of the codes that the City currently uses are the 2006 versions. This process will move the City to the 2012 codes. There are 2015 codes, but as almost every other jurisdiction in the metro area is on the 2012 version, the recommendation will be to move toward that release.

The codes that will be studied include the International Building Code, International Residential Code, International Existing Building Code, International Fire Code, International Fuel & Gas Code, International Property Maintenance Code, and the National Electric Code. Codes that will not be part of the process include the International Energy Code, Illinois Plumbing Code, Life-Safety 101 Code, Illinois Accessibility Code, or the Americans with Disabilities Code.

The Construction Commission will hold a series of meetings, with each meeting dedicated to a specific code. By following this process, the significant changes can be discussed and the public will have multiple opportunities to provide comment. Once the schedule for these meetings is established, we will issue a media release inviting anyone who is interested to attend.

As the Construction Commission is a public body, all comments related to the code adoption process will have to be provided in a public setting. The Commission will not be able to have private or closed-door meetings with any persons or organizations who are not interested in providing public comment.

The code adoption process will also provide an opportunity for the Commission, City staff, and the public to explore ways to make the building code process more understandable and easier to navigate. The City will welcome and encourage public comments during this process on what changes could be made to establish a smoother development process.

Issues Update  
February 13, 2015

**Planning and Zoning Commission Agenda**

The Planning and Zoning Commission (PZC) agenda for March 5<sup>th</sup> is attached.

**Site Plan Review Board Agenda**

The Site Plan Review Board (SPRB) agenda from February 9<sup>th</sup> is attached. Any questions related to the listed projects should be directed to the Planner assigned to the case.

**Housing Court Cases**

The list of housing court cases scheduled for February 17<sup>th</sup> is attached.

**Code Violation Cases**

The list of Code violation cases scheduled for February 17<sup>th</sup> is attached.



**PLANNING & ZONING COMMISSION  
THURSDAY, MARCH 5, 2015  
CITY HALL, ROOM 400 – 1:00 P.M.**

**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF FEBRUARY 5, 2015 MINUTES**

**4. REGULAR BUSINESS**

*Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.*

**CASE NO.** PZ 15-1  
*Continued from 1/5/2015*  
Public Hearing on the request of John A. Rogers, of Farmington Road Towing, to rezone property from the CN (Neighborhood Commercial) and R4 (Single Family Residential) Districts to the I2 (Railroad/Industrial) District, located at 2330 W. Malone Ave. (18-18-258-001), 2400 W. Malone Ave. (18-18-254-012), 2402 W. Malone Ave. (18-18-254-011), 2404 W. Malone Ave. (18-18-254-010), 2401 W. Star St. (18-18-254-022), 2403 W. Star St. (18-18-254-021), 2406 W. Malone Ave. (18-18-254-009); and 2407 W. Star St. (18-18-254-020), Peoria, IL. (Council District 1).

**CASE NO.** PZ 15-4  
Public Hearing on the request of Robert Gates of Kavanagh Law Firm for Laura McGrath of RRCO Rentals, LLC, to rezone property from a Class R-4 (Single-Family Residential) District to a Class C-N (Neighborhood Commercial) District for the property located at 603 W Nebraska Avenue (Parcel Identification Number 14-33-352-016), Peoria, Illinois. (Council District 2).

**CASE NO.** PZ 15-5  
Public Hearing on the request of Chuck Hollis of Criterion Development, LLC to rezone property from a Class C-1 (General Commercial) District to a Class R-1 (Single-Family Residential) District and obtain a Special Use for elderly housing, with waivers, for the property located at 5712-5720 North Knoxville Avenue (Parcel Identification Numbers 14-16-451-014 & 14-16-451-016), Peoria, Illinois. (Council District 3)

**CASE NO.** PZ 15-7  
Public Hearing on the request of Chuck Hollis of New Junction Ventures, LLC to amend an existing Special Use, Ordinance Number 14,063, as amended, for a Shopping Center in a Class C-2 (Large Scale Commercial) District to add a new commercial building, for the property commonly known as Junction City Shopping Center and located at 5901 N Prospect Road (Parcel Identification Numbers 14-16-452-038, -039, -040, -042, -043, -034, & -008), Peoria, IL. (Council District 3)

**CASE NO.** PZ 15-8  
Public Hearing on the request of Anthony Rapplean, to rezone property from a Class R-1 (Single Family Residential) District to the R-3 (Single Family Residential) District, located at 1814, 1828, and 1820 W. Glen, parcel index numbers (14-20-301-001 through 14-20-301-003), Peoria, IL. (Council District 4)

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



**SITE PLAN REVIEW BOARD AGENDA**

**Plans Distributed: February 9, 2015**

**Comments Due: February 16, 2015**

| Project ID | Address                                    | Project Type  | Project Description   |
|------------|--|---|---|
| 15-17      | 2400 NE Perry Ave<br>14-34-476-007         | Site Plan Review<br>Board - Zoning<br>Certificate             | Vacant to Storage - Council District 1 - KS                             |
| 15-20      | 1814 W Glen Ave<br>14-20-301-001 thru -003 | PZ Commission -<br>Plat Admin                                 | Administrative Subdivision Review - Council District 4 - KS             |
| 14-382     | 8209 N Knoxville Ave<br>14-05-476-036      | Site Plan Review<br>Board - Zoning<br>Certificate<br>REVISION | Change of use to Dunkin Donuts/Baskin Robbins - Council District 5 - LA |

Staff Contacts:

|          |                        |                     |                      |                       |                       |
|----------|------------------------|---------------------|----------------------|-----------------------|-----------------------|
| Name     | Leah Allison           | Jide Giwa           | Josh Naven           | Kimberly Smith        | Shannon Techie        |
| Initials | LA                     | JG                  | JN                   | KS                    | ST                    |
| Phone    | 494-8667               | 494-8611            | 494-8657             | 494-8612              | 494-8649              |
| Email    | lallison@peoriagov.org | ogiwa@peoriagov.org | jnaven@peoriagov.org | kismith@peoriagov.org | stechie@peoriagov.org |

## HOUSING COURT 2/17/15

## 57 CASES

|     |    |          |                          |           |                     |           |                             |
|-----|----|----------|--------------------------|-----------|---------------------|-----------|-----------------------------|
| DAN | C  | 09:00 AM | KULAVIC/MENDOZA          | HC-13-706 | WASHINGTON 0837 SW  | 17-Feb-15 | REVIEW                      |
| DAN | C  | 09:00 AM | KULAVIC/MENDOZA          | HC-13-707 | WASHINGTON 0905 SW  | 17-Feb-15 | REVIEW                      |
| DAN | C  | 09:00 AM | PELMORE IRAN             | HC-15-176 | GALE 3634           | 17-Feb-15 | FIRST APPEARANCE            |
| DG  | NO | 09:45 AM | SHULLAW THOMAS/MARTHA    | HC-14-690 | BIGELOW 1521        | 17-Feb-15 | REVIEW                      |
| DG  | O  | 09:45 AM | SCHERTZ MELINDA          | HC-14-170 | ELEANOR 0715 W      | 17-Feb-15 | FIRST APPEARANCE            |
| DG  | O  | 09:45 AM | SOMOGYI SARA             | HC-14-171 | ELEANOR 0807 W      | 17-Feb-15 | FIRST APPEARANCE            |
| DG  | NO | 09:45 AM | PEQUETTE TROY            | HC-15-172 | FORREST HILL 0712 W | 17-Feb-15 | FIRST APPEARANCE            |
| DG  | O  | 09:45 AM | MEADOR ALISSA            | HC-14-647 | HANSSLER 0818 W     | 17-Feb-15 | REVIEW                      |
| DG  | NO | 09:45 AM | BART STANLEY/CANDY       | HC-15-112 | MACQUEEN 0900       | 17-Feb-15 | REVIEW                      |
| DG  | O  | 09:45 AM | VOGELSANG KAREN          | HC-15-117 | NOWLAND 1133        | 17-Feb-15 | REVIEW                      |
| GW  | O  | 09:45 AM | BERNAL JUAN              | HC-14-735 | GREENLAWN 1103      | 17-Feb-15 | REVIEW/VACATE DEFAULT \$500 |
| GW  | NO | 09:45 AM | WICKS MARCIA/RICHARD     | HC-15-093 | HOWETT 1300         | 17-Feb-15 | REVIEW                      |
| GW  | NO | 09:45 AM | T R MCDOWELL PROP        | HC-14-688 | HOWETT 2003         | 17-Feb-15 | REVIEW                      |
| LA  | NO | 09:45 AM | LH PEORIA REAL ESTATE    | HC-15-044 | ARCADIA 0420 E      | 17-Feb-15 | REVIEW                      |
| LA  | NO | 09:45 AM | SANCHEZ STEVEN           | HC-15-039 | ARCADIA 0507 E      | 17-Feb-15 | REVIEW                      |
| LA  | NO | 09:45 AM | SNARR WARDNEY            | HC-14-161 | HAMILTON 1222       | 17-Feb-15 | FIRST APPEARANCE            |
| LA  | O  | 09:45 AM | COATS KRISTA             | HC-14-714 | INDIANA 1825        | 17-Feb-15 | REVIEW                      |
| LA  | NO | 09:45 AM | SCHUMACHER LLOYD         | HC-14-716 | LINN 1504           | 17-Feb-15 | REVIEW                      |
| LA  | NO | 09:45 AM | SABRE GROUP              | HC-15-035 | MCCLURE 0406 e      | 17-Feb-15 | REVIEW                      |
| LA  | NO | 09:45 AM | FOSTER JAMES/DIANE       | HC-15-034 | MCCLURE 0428 E      | 17-Feb-15 | REVIEW                      |
| LA  | NO | 09:45 AM | SAM PROPERTY GROUP IV    | HC-14-162 | NEW YORK 1835       | 17-Feb-15 | FIRST APPEARANCE            |
| LA  | O  | 09:45 AM | OSORIO ISIDRO            | HC-14-169 | PEORIA 1911         | 17-Feb-15 | FIRST APPEARANCE            |
| LA  | NO | 09:45 AM | PHA                      | HC-14-164 | PEORIA 2120         | 17-Feb-15 | FIRST APPEARANCE            |
| LA  | O  | 09:45 AM | NEWBERRY JACK/CAROLE     | HC-15-036 | REPUBLIC 0615 E     | 17-Feb-15 | REVIEW                      |
| LA  | NO | 09:45 AM | HAMM THOMAS/JENNIFER     | HC-15-043 | REPUBLIC 0703 E     | 17-Feb-15 | REVIEW                      |
| LA  | NO | 09:45 AM | BEAUTIFUL HILLSIDE TRUST | HC-14-163 | THRUSH 0717 E       | 17-Feb-15 | FIRST APPEARANCE            |
| LE  | NO | 09:00 AM | HOOVER TREVELYN          | HC-14-165 | ARMSTRONG 0402 W    | 17-Feb-15 | FIRST APPEARANCE            |
| LE  | NO | 09:00 AM | WALGENBACH/LINDERMAN     | HC-14-543 | CALLENDER 1507      | 17-Feb-15 | REVIEW                      |
| LE  | NO | 09:00 AM | FLINN STEVEN/SUSAN       | HC-15-150 | CALLENDER 1709 W    | 17-Feb-15 | FIRST APPEARANCE            |
| LE  | NO | 09:00 AM | MSM PROPERTY MANAGEMENT  | HC-15-020 | COOPER 0911         | 17-Feb-15 | REVIEW                      |
| LE  | O  | 09:00 AM | LARSON MICKI             | HC-14-558 | ELMWOOD 1119        | 17-Feb-15 | REVIEW                      |
| LE  | O  | 09:00 AM | HARRIS JOSHUA            | HC-14-548 | ELMWOOD 1121        | 17-Feb-15 | REVIEW                      |
| LE  | O  | 09:00 AM | PELPHREY DANIEL          | HC-14-579 | FLORA 1220          | 17-Feb-15 | REVIEW                      |
| LE  | O  | 09:00 AM | MORGAN SCOTT             | HC-14-603 | FLORA 1224          | 17-Feb-15 | REVIEW/DEFAULT PEND \$900   |
| LE  | NO | 09:00 AM | TATE PERRY/LESLIE        | HC-15-073 | FREDONIA 1600       | 17-Feb-15 | REVIEW                      |
| LE  | O  | 09:00 AM | LAMIE SHANNON            | HC-14-700 | FRINK 1215          | 17-Feb-15 | REVIEW                      |
| LE  | O  | 09:00 AM | BUEDER MATTHEW           | HC-15-024 | GLENWOOD 1206       | 17-Feb-15 | REVIEW                      |

|     |    |          |                          |           |                  |           |                             |
|-----|----|----------|--------------------------|-----------|------------------|-----------|-----------------------------|
| LE  | O  | 09:00 AM | MCENROE SONDR            | HC-15-028 | GLENWOOD 1207    | 17-Feb-15 | REVIEW                      |
| LE  | O  | 09:00 AM | MICHELSON MARK/CHRISTINE | HC-15-026 | INSTITUTE 1107   | 17-Feb-15 | REVIEW                      |
| LE  | O  | 09:00 AM | CRUSEN/THOMPSON          | HC-15-031 | INSTITUTE 1205   | 17-Feb-15 | REVIEW                      |
| LE  | NO | 09:00 AM | JOHNSON SUSAN            | HC-14-166 | NORTH 1307       | 17-Feb-15 | FIRST APPEARANCE            |
| LE  | NO | 09:00 AM | NGUYEN HONG              | HC-14-168 | NORTH 1311       | 17-Feb-15 | FIRST APPEARANCE            |
| LE  | NO | 09:00 AM | FADY PAMELA              | HC-14-167 | NORTH 1313       | 17-Feb-15 | FIRST APPEARANCE            |
| LE  | NO | 09:00 AM | BAUER RANDALL            | HC-14-182 | ORANGE 0915      | 17-Feb-15 | REVIEW/DEFAULT PEND. \$1000 |
| LE  | NO | 09:00 AM | SALEM BROS INVESTMENTS   | HC-14-702 | ORANGE 1107      | 17-Feb-15 | REHEARING/DEFAULT \$1000    |
| LE  | NO | 09:00 AM | WALGENBACH/LINDERMAN     | HC-15-021 | REBECCA 0818     | 17-Feb-15 | FIRST APPEARANCE            |
| LE  | NO | 09:00 AM | CARRANZA MARIA           | HC-14-703 | RUSSELL 0915     | 17-Feb-15 | REVIEW                      |
| PM  | NO | 09:00 AM | MOORE GARRY/OLA          | HC-14-663 | CENTRAL 2321     | 17-Feb-15 | REVIEW                      |
| PM  | NO | 09:00 AM | VECCO GERALD             | HC-14-613 | FRYE 1009 E      | 17-Feb-15 | REVIEW/DEFAULT PEND \$1000  |
| PM  | NO | 09:00 AM | WEELS DARREM             | HC-15-047 | KANSAS 1018 E    | 17-Feb-15 | REVIEW                      |
| PM  | O  | 09:00 AM | BENEFIEL COREY/REBECCA   | HC-14-722 | MELBOURNE 1212 E | 17-Feb-15 | REVIEW                      |
| PM  | NO | 09:00 AM | MAJORS RICHARD/SHARON    | HC-14-614 | NEBRASKA 1002 E  | 17-Feb-15 | REVIEW                      |
| PM  | NO | 09:00 AM | REAVES ANDRE             | HC-14-658 | PROSPECT 2634    | 17-Feb-15 | REHEARING/DEFAULT \$500     |
| PM  | NO | 09:00 AM | STURDIVANT/McKINNEY      | HC-13-648 | TYNG 1023 #2     | 17-Feb-15 | REVIEW/DEFAULT PEND \$500   |
| ROB | C  | 09:00 AM | BRAGEB LLC               | HC-14-626 | KNOXVILLE 5720   | 17-Feb-15 | REVIEW                      |
| ROB | C  | 09:00 AM | DANZ WARREN              | HC-15-173 | MAIN 0633        | 17-Feb-15 | FIRST APPEARANCE            |
| ROB | C  | 09:00 AM | NIETO NICOLAS            | HC-15-174 | WISCONSIN 2103   | 17-Feb-15 | FIRST APPEARANCE            |

## NUMBER OF CODE CASES 12

| PAID | LEGAL CASE | DEFENDANT                     | PROPERTY ADDRESS      | FINE AMOUNT | INSPECTOR | DISPOSITION                        |
|------|------------|-------------------------------|-----------------------|-------------|-----------|------------------------------------|
|      | 15-CV-0021 | ARNOLD, BENJAMEN              | 1030 S TONTI CT       | \$150       | BB        | REVIEW - 2/17/15                   |
|      | 15-CV-0041 | DAVIS, TODD                   | 1015 E REPUBLIC ST    | \$100       | PM        |                                    |
|      | 15-CV-0043 | GREEN, TROY                   | 1917 N ATLANTIC AVE   | \$100       | PM        |                                    |
|      | 14-CV-1812 | GRUSSING, LAURA               | 2214 N MARYLAND ST    | \$50        | PM        | 1ST APPEARANCE CONTINUED - 2/17/15 |
|      | 15-CV-0029 | MARINICH, JOY                 | 3012 N DELAWARE ST    | \$50        | PM        |                                    |
|      | 15-CV-0025 | MILLER, DAVID                 | 1122 N FRINK ST       | \$50        | LE        |                                    |
|      | 15-CV-0013 | QUINTERO, EFRAIN              | 2138 N MARYLAND ST    | \$150       | BB        | REVIEW - 2/17/15                   |
|      | 14-CV-1823 | REAY, BRIAN                   | 321 E THRUSH AVE      | \$50        | LA        | DISMISSED - UNABLE TO SERVE NOTICE |
|      | 15-CV-0044 | SHORT, DENNIS                 | 1114 E CORRINGTON AVE | \$50        | PM        |                                    |
|      | 15-CV-0039 | THIES, BRANDON                | 2214 N WISCONSIN AVE  | \$100       | PM        |                                    |
| X    | 14-CV-1811 | VIP INVESTMENTS OF PEORIA LLC | 902 E KANSAS ST       | \$100       | PM        | DISMISSED - PAID ON 2/5/15         |
| X    | 15-CV-0027 | ZERLA PROPERTIES LLC          | 500 - 516 MAIN ST     | \$50        | LE        | DISMISSED - PAID ON 2/9/15         |