



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager *Patrick Urich*

DATE: December 6, 2019

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.

Community Development-Southside Farmers Markets

Along with partners including Southside Community United for Change, Intangible Mindz, the Greater Peoria Economic Development Council, and the Health Department, the City played a part in organizing the Southside Farmers Market. Held three weekends in November, the market operated out of the old Aldi building at 210 S Western Ave and offered local produce. Additional vendors attended, selling clothes and other goods, while area health providers, including dietetic staff from WIC and OSF Healthcare, St. Francis Medical Center, offered a variety of recipes, cookbooks, and more. The market was an outgrowth of the Local Foods, Local Places initiative, a two-day workshop in May led by the EPA focused on food access and food system sustainability.

For more information, please contact Sara Maillacheruvu at smailacheruvu@peoriagov.org, or 309.494.8649.





Community Development – HUD Section 3 Training

On November 13, City of Peoria Community Development staff members Kathryn Murphy, Abby Youngblood, and Cassie Belter attended a Housing and Urban Development (HUD) Section 3 training at the Decatur Public Library. They learned from HUD staff and other regional partners about strategies for hiring contractors who employ low-income and/or minority individuals.

According to HUD, the purpose of Section 3 is “to ensure that jobs, training, and contracting generated by HUD funding shall be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing (Section 3 Residents), and to businesses that substantially employ those persons (Section 3 Businesses).”

For more information, please contact Grants Coordinator Cassie Belter at (309) 494-8935 or cbelter@peoriagov.org.

Community Development – Staff Member to Speak at National Conference

Grants Manager Kathryn Murphy will be speaking at the National Community Development Association (NCD) conference in January in Washington, DC. NCD is a bi-partisan national nonprofit organization comprised of more than 400 local governments across the country that administer federal funds such as the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program. The legislative meeting in January includes a variety of educational sessions with peer communities sharing best practices.

Kathryn was selected to speak about the community outreach the Community Development Department conducted this past summer for the HUD Consolidate Plan. The revamped outreach efforts included

over 770 responses to a priority survey through both online and in person surveys. Other panelists will include representatives from Seattle and Austin.

For more information, please contact Kathryn Murphy at (309) 494-8607 or kmurphy@peoriagov.org.

Community Development-Engage with Community Development

Engage with the City of Peoria

See below for information on
the different meetings and
where & when to attend!

About the Engagement Opportunities with Community Development

Planning and Zoning Commission

The Planning and Zoning Commission will meet to discuss special use permits, zoning text amendments, and more. Suggestions from the Commission will be forwarded to Council for ultimate approval.

Questions? Contact Leah Allison at lallison@peoriagov.org, or 309.494.8667.

Public Discussion for Proposed Text Amendment for Short Term Rentals

Public discussion on the proposed text amendment to the Unified Development Code to create use and performance standards for Short Term Rentals (Case PZ 19-L). Comments will be forwarded to the Planning and Zoning Commission, which makes a recommendation to City Council.

Questions? Contact Kerilyn Weick at kweick@peoriagov.org, or 309.494.8606.

One Stop Shop

Every Monday, Community Development and various local agencies, including the Health Dept, Fire Dept, and Public Works, hold One Stop Shop, where citizens can come to seek answers to all of their development-related questions.

Questions? Contact Leah Allison at lallison@peoriagov.org, or 309.494.8667.

Dates, Times, and Locations of Engagement Opportunities

ONE STOP SHOP

Every Monday - 1:30pm
City Hall, Rm. 404 - 419 Fulton St, Fourth Flr.

PLANNING AND ZONING COMMISSION

Thurs, 12/5/2019 - 1pm
City Hall, Rm. 400 - 419 Fulton St, Fourth Flr.

PUBLIC DISCUSSION, SHORT TERM RENTALS

Mon, 12/9/2019 - 6pm
City Hall, Rm. 400 - 419 Fulton St, Fourth Flr.

For more information or for persons
with disabilities who may need assistance,
contact the person listed under each heading!

Economic Development-RFI for Gateway Building

The Gateway Building, located at 200 NW Water Street, is a facility that has served many functions for meetings, religious events, and celebrations. Taking into account that in today's business world, the need for space has increased, several public entities have responded by providing co-working options. The city of Peoria is seeking proposals for temporary and/or experimental use of the Gateway Building. A RFI (Request for Statement of Interest), can be found here http://www.peoriagov.org/content/uploads/2012/11/48-19-Request-for-Interest-Gateway-Building-v2_1574708685_add.docx



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The Gateway Building has two areas for consideration, a ballroom and a meeting room. The Ballroom, consisting of 4450 square feet, also has tables and chairs to accommodate up to 200, a dance floor, a professional sound board for music, a video screen and projector, Internet access, and a warming kitchen. The space is available from February 2 to March 12 and from October 25 to December 31.



The meeting room consists of 1349 square feet with audio and video capabilities, Internet access, tables and chairs and seats up to 56 people classroom style or 140 theater style.

All interested applicants should complete a proposal at the link below that indicates the use of the space, financial plan, how this plan would provide a value to the community, and several other short questions. Staff from the City will convene to evaluate initial proposals. The top proposals will be interviewed.

Proposals are due by 2:00 PM on December 20, 2019.

Tours will be held:

Wednesday, December 4th at 6:00 PM

Saturday, December 7th at 1:00 PM

This opportunity is open to individuals or organizations for one or a series of events. Please submit your proposal at the link below:

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<https://forms.office.com/Pages/ResponsePage.aspx?id=tjewSlb-WUeeBndbV9GxUiwMhFqvQL5JrYn3LD0IqOFUMUFWRUJNSTg3QkFVRjhRNE5LU0ISNTRB-Mi4u>

Peoria Public Schools – Update from Superintendent Dr. Sharon Desmoulin-Kherat

For the past two months, the principals, administrators and counselors at each of our high schools have been working diligently to help students complete the Free Application for Federal Student Aid. Guiding our high school senior students to the FAFSA application and helping them through the process has been an emphasis at Peoria Public Schools for years, and one that will be emphasized statewide starting next year.

The State of Illinois has mandated that completing and filing a FAFSA is now a graduation requirement for high school seniors to receive their diploma. A similar requirement was passed by Louisiana state legislators several years ago, causing its FAFSA completion rate among high school seniors to jump to 87 percent, the highest of any state in the country. In Illinois, only 67 percent of high school seniors completed a FAFSA last year.

FAFSA remains a critical tool to any family trying to pay for their student to attend college, particularly so for underrepresented groups and those living below the poverty line. Affording college tuition can seem impossible, but FAFSA provides real opportunities to make college affordable.

The FAFSA application window opened in October and is free to complete. Scholarships and awards are handed out on a first-come, first-serve basis, and it's not too late to fill one out. Families who are reading this and have not done completed a FAFSA yet should sit down this holiday season to discuss If you need any assistance, reach out to the principal of your high school for help.

Serve passionately,



Dr. Sharon Desmoulin-Kherat, Superintendent

Development Review Board Agenda

Please see attached.

Housing Docket

Please see attached.



DEVELOPMENT REVIEW BOARD AGENDA

Plans Distributed: December 4, 2019
 Comments Due: December 11, 2019

Building/Projects this Week

Job/Project #	Address	Type	Description
19-1928	6700 N SUMMERSHADE 13-11-376-001	COMMERCIAL ADDITION	Exterior Alteration – Dunlap Falls – CD 5 – WS/LA
19-1937	1700 W HICKORY GROVE 09-29-104-005	MULTI-FAMILY ALTERATION	Exterior Alteration – Knoxville Pointe – CD 5 – WS/LA
19-1939	5019 W HOLIDAY DR 13-11-327-012	COMMERCIAL ALTERATION	Interior Alteration – Culver’s – CD 5 – RM/LA

Building Permits Issued

Commercial		Residential	
New Commercial	-	New Single-Family Dwelling	1
Commercial Alteration/Addition	1	Residential Alteration/Repairs/Additions	4
Commercial Demolition	-	New Garage	-
Electrical	-	Electrical	4
HVAC	2	HVAC	19
Plumbing	4	Plumbing	1

FOR YOUR INFORMATION ONLY

The following information was provided by the **Community Development Department** and the **Peoria City/County Health Department**. This section is not intended for your review; the intent is to provide additional information.

Community Development Department

Total Construction Value for 2019	\$ 95,648,010.00
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Certificates of Occupancy Issued

Address/Location	Business Name	Date Issued	CD
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Community Development Department

Address/Location	Project Type	Information Update	CD
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Peoria City/County Health Department

Address/Location	Business Name	Information Update	CD
8400 Orange Prairie Rd	Louisville Slugger Sports Complex	Concession plans received	
2623 W Garden St	Garden St Market	Plans received	

Planning Inspector	Leah Allison	Kimberly Smith	Kerilyn Weick	Josh Naven
Phone	494-8667	494-8612	494-8606	494-8657
E-mail	lallison@peoriagov.org	ksmith@peoriagov.org	kweick@peoriagov.org	jnaven@peoriagov.org
Building Inspector	Roberto Medina	Wesley Stickelmaier	Rich Storm	Matt Ziller
Phone	494-8623	494-8608	494-8632	494-8628
E-mail	rmedina@peoriagov.org	wstickelmaier@peoriagov.org	rstorm@peoriagov.org	mziller@peoriagov.org

INSP	O.O	NAME	CASE #	PROPERTY ADDRESS	APPEARANCE
DS	NO	NORMA FLORES	19-HC-700	1834 N CALIFORNIA AVE	FIRST APPEARANCE
DS	NO	BARBARA MISHLER	19-HC-697	623 E FRYE AVE	FIRST APPEARANCE
DS	NO	ROBERT HORSLEY	19-HC-465	1031 NE GLEN OAK AVE	REVIEW
DS	NO	SANDRA GULICK	19-HC-568	712 E ILLINOIS AVE	REVIEW
DS	NO	ROBERT KELCH & ANTHONY BOLDGETT	19-HC-627	1814 N INDIANA AVE	REVIEW
DS	NO	JOSE ALWAN	19-HC-539	608 E KANSAS ST	REVIEW
DS	NO	JEFF COHEN	19-HC-689	1026 E KANSAS ST	FIRST APPEARANCE
DS	C	P&I INVESTMENTS LLC	19-HC-681	2214 N KNOXVILLE AVE	FIRST APPEARANCE
DS	O	MARQUISA SUMMERS	19-HC-679	2409 N MARYLAND ST	FIRST APPEARANCE
DS	NO	DAVID STORTZ	19-HC-567	2613 N MISSOURI AVE	REVIEW
DS	O	SALLY LAWRENCE	19-HC-569	2701 N MISSOURI AVE	REVIEW
DS	NO	SUSANA GARCIA	19-HC-670	1205 E NEBRASKA AVE	FIRST APPEARANCE
DS	NO	SHIRLEY MANN	19-HC-532	1207 E NEBRASKA	REVIEW
DS	NO	DOROTHY SESTEDT & HELEN SESTEDT	19-HC-440	1705 N NEW YORK AVE	REVIEW
DS	NO	JARVIS & SONYA HIGHTOWER	19-HC-532	606 E PENNSYLVANIA AVE	REVIEW
DS	NO	JOSE GARCIA	19-HC-669	1814 N PEORIA AVE	FIRST APPEARANCE
DS	NO	TIMOTHY & CATHERINE BEHM	19-HC-629	2111 N PROSPECT RD	REVIEW
DS	C	STEVE'S MIDWEST RENTALS INC	19-HC-680	600 E RAVINE AVE	FIRST APPEARANCE
DS	NO	THOMAS RECAR	19-HC-690	218 E THRUSH AVE	FIRST APPEARANCE
JS	NO	TODD WERNEBURG	19-HC-676	1826 S ARAGO ST	FIRST APPEARANCE
JS	O	ADRIAN PELAYO & HERMINIA ROSALES URIBE	19-HC-687	1013 S BLAINE ST	FIRST APPEARANCE
JS	O	JULIE HARRIS	19-HC-671	1303 S BLAINE ST	FIRST APPEARANCE
JS	C	LANDMARK APARTMENTS ASSOCIATES	19-HC-673	501 W DR M L KING JR DR (507 W HILLYER #3)	FIRST APPEARANCE
JS	NO	MARTIN LEVAN	19-HC-693	1306 S EASTON AVE	FIRST APPEARANCE
JS	NO	WILLIAM R. STEENBERGEN	19-HC-388	910 S GOMO	REVIEW
JS	NO	JAMES TAYLOR	19-HC-695	916 S GREENLAWN ST	FIRST APPEARANCE
JS	C	4303 LYNHURST 2 LLC	19-HC-698	1819 W HOWETT ST	FIRST APPEARANCE
JS	NO	DARREN WEEKS	19-HC-696	2404 W HOWETT ST	FIRST APPEARANCE
JS	O	JOSE GUTIERREZ-LEON	19-HC-664	1718 W KETTLE ST	FIRST APPEARANCE
JS	NO	ALECIA COLLINS & DALLAS WILLIAMS	19-HC-665	917 S LOUISA ST	FIRST APPEARANCE
JS	NO	WILLIAM HERBERT	19-HC-675	2112 W MILLMAN ST	FIRST APPEARANCE
JS	NO	EDWIN COLLINS	19-HC-682	2322 W MILLMAN ST	FIRST APPEARANCE
JS	C	JJWC LLC	19-HC-688	2401 W MILLMAN	FIRST APPEARANCE
JS	C	FINLAND PROPERTIES INC	19-HC-553	1602 S STANLEY ST	REVIEW
JS	NO	RENE GOMEZ	19-HC-672	1038 S TONTI CIR	FIRST APPEARANCE
JS	NO	WILLIAM & SONDRAGH TAGHAN	19-HC-436	2904 W TREWYN AVE	REVIEW
JS	NO	ERICA BROADWAY	19-HC-686	907 S WESTERN AVE	FIRST APPEARANCE
JS	NO	GLENNA BRANSCUMB	19-HC-439	1526 W WIDENHAM ST	REVIEW
JS	C	LINCOLN TERRACE LLP	19-HC-692	807 809 S WISWALL CT (2828 S WISWAL)	FIRST APPEARANCE

JS	C	LINCOLN TERRACE LLP	19-HC-674	801 803 S WISWALL CT (UNIT 803)	FIRST APPEARANCE
LA	C	PEORIA 45 LLC	19-HC-305	2511 NE ADAMS ST	REVIEW
LA	C	FRANKLIN HOMES LLC	19-HC-705	821 NE JEFFERSON AVE	FIRST APPEARANCE
LA	NO	JEFFREY & MELINDA PIERCE	19-HC-297	1115 NE JEFFERSON AVE, APT 10	REVIEW
LA	NO	JEFFREY & MELINDA PIERCE	19-HC-299	1115 NE JEFFERSON AVE, APT 5	REVIEW
LA	NO	JEFFREY & MELINDA PIERCE	19-HC-296	1115 NE JEFFERSON AVE, APT 6	REVIEW
LA	C	PEORIA 45 LLC	19-HC-566	1616 NE JEFFERSON AVE	REVIEW
LA	NO	BILL KWON & LOREN GALLUP	19-HC-112	2909 NE MADISON AVE	REVIEW
LA	NO	PATRICK MADIGAN	19-HC-386	1307 NE MONROE ST	REVIEW; DEFAULT \$200.00 PENDING
LA	O	DAVID PARKER	19-HC-340	1504 NE MONROE ST	REVIEW
LA	O	STEPHANIE MCNAIR & USENOIMAR ALLEN	19-HC-311	1519 NE MONROE ST	REVIEW
LA	C	WINTERBERRY GROUP LLC	19-HC-598	620 SPITZNAGLE AVE	REVIEW
LA	NO	SUSAN WIEBLER	19-HC-573	208 VAN BUREN ST	REVIEW
LA	C	PEORIA 45 LLC	19-HC-301	626 VINE ST	REVIEW
LE	NO	BILL & KIRA KWON	19-HC-660	3423 N EL VISTA AVE	FIRST APPEARANCE
LE	NO	STEVE & LINDA RADFORD	19-HC-614	5009 N ENDRES AVE	REVIEW
LE	NO	DANIEL SCHARFENBERGER & LINDA MARIA OBANDO TORRES	19-HC-685	4126 N GALENA RD	FIRST APPEARANCE
LE	O	CHAD CUSACK & AMY YOUNGGREN	19-HC-562	4718 N IDLEWOOD CT	REVIEW
LE	O	WILLIAM BARR	19-HC-642	6308 N JAMESTOWN RD	REVIEW
LE	O	KHRYSTYNE ZAPUSHEK	19-HC-580	6424 N RANDWICK RD	REVIEW
LE	C	CONSOLIDATED PROPERTIES LLC	19-HC-666	4502 N SHERIDAN RD	FIRST APPEARANCE
LE	C	ALLEN ROAD LLC	19-HC-413	6807 N TERRA VISTA DR	REVIEW
LE	O	RICHARD ALDRICH	19-HC-677	612 W TETON DR	FIRST APPEARANCE
LE	C	HYDEN LAKE LLC C/O CAROLOS JAVELERA	19-HC-585	6711 N UNIVERSITY ST	REVIEW
LE	NO	ANDREA PRIMERO	19-HC-242	1117 E VIRGINIA AVE	REVIEW
MZ	C	FUN ON THE RUN INC.	19-HC-661	721 NE ADAMS ST	FIRST APPEARANCE
MZ	C	NEW BETHEL MISSIONARY	19-HC-500	1311 E FORREST HILL AVE	REVIEW
MZ	NO	ROBERT WALLENFANG	19-HC-662	1901 N PROSPECT RD	FIRST APPEARANCE
MZ	NO	MAGED ELSAYEGH & HANAN BAKILA	19-HC-615	511 N SPRING ST	REVIEW
MZ	NO	DENNIS & LINDA TOMPKINS	19-HC-597	3802 N UNIVERSITY	REVIEW
NR	NO	RONALD HILLMAN	19-HC-694	1329 N BESTOR ST	FIRST APPEARANCE
NR	O	JOSEPH & ALICE PARKS	19-HC-684	1108 W BRADLEY AVE	FIRST APPEARANCE
NR	C	FRANKLIN HOMES LLC	19-HC-704	1223 N ELLIS ST	FIRST APPEARANCE
NR	NO	SCOTT MORGAN	19-HC-667	1224 N FLORA AVE	FIRST APPEARANCE
NR	NO	TODD KOLLAR	19-HC-683	911 N ORANGE ST	FIRST APPEARANCE
NR	C	SECRETARY OF HOUSING & URBAN DEVELOPMENT	19-HC-706	1015 N SUMMIT BLVD	FIRST APPEARANCE

NR	NO	JAMES & BEATRICE OFFUTT	19-HC-659	1206 N UNDERHILL	FIRST APPEARANCE
NR	C	LINCOLN TERRACE, LLC	18-HC-916	800-818 S WISWALL #2854, 2828, 2907, 2919 2921 2914 WISWALL	REVIEW
SD	C	SELBY ENTERPRISES LLC	19-HC-702	900 E BEHREND'S AVE	FIRST APPEARANCE
SD	NO	DANIEL & LEAH LATTIMORE	19-HC-624	1715 N BESTOR ST	REVIEW
SD	O	AMIE HESTER	19-HC-374	2125 N BIGELOW ST	REVIEW
SD	NO	KATHY BELLEMEY	19-HC-691	2330 N BIGELOW ST	FIRST APPEARANCE
SD	NO	ED EDEM	19-HC-464	419 W COLUMBIA TER	REVIEW
SD	C	NORTH HOLDINGS, LLC; C/O TODD DAVIS	19-HC-387	832 W ELEANOR PL	REVIEW
SD	O	GREGORY JOYCE	19-HC-476	2010 N ELLIS ST	REVIEW
SD	NO	WEBER, GARY	19-HC-033	714 EUREKA	REVIEW
SD	C	OAKMARK CAPITAL & ACQUISITIONS LLC	19-HC-455	1715 W FREDONIA AVE	REVIEW
SD	O	LYNETTE MCELHANEY	19-HC-565	1710 W GILBERT AVE	REVIEW
SD	C	COMMUNITY HOUSING CORP	19-HC-663	1620 N GREAT OAK RD (APT. 8)	FIRST APPEARANCE
SD	C	COMMUNITY HOUSING CORPORATION	19-HC-451	1720 N GREAT OAK RD (1728 COTTONWOOD #21)	REVIEW
SD	C	COMMUNITY HOUSING CORP	19-HC-462	1720 N GREAT OAK (1620 LOCUST PL #4)	REVIEW
SD	C	COMMUNITY HOUSING CORP	19-HC-463	1720 N GREAT OAK (1620 LOCUST PL #22)	REVIEW
SD	C	UPGRADE	19-HC-622	1720 N GREAT OAK RD (1713 HICKORY PL)	REVIEW
SD	C	UPGRADE	19-HC-587	1720 N GREAT OAK RD (1819 LEHMAN UNIT #9)	REVIEW
SD	C	SELBY ENTERPRISES LLC	19-HC-703	933 S GREENLAWN ST	FIRST APPEARANCE
SD	O	THOMAS, ANEYSHIA	19-HC-023	2001 N LINN	REVIEW
SD	NO	BOUILLON, MICAH	19-HC-093	1701 N MACHIN	REVIEW
SD	NO	SANTANDER BANK, N.A.	19-HC-057	1610 NE MADISON	REVIEW
SD	NO	BRYAN MCREYNOLDS	19-HC-678	714 W MCCLURE AVE	FIRST APPEARANCE
SD	C	FRANKLIN HOMES LLC	19-HC-701	1706 N NORTH ST	FIRST APPEARANCE
SD	NO	BASKIN, JOHN	19-HC-035	807 NE PERRY	REVIEW
SD	NO	DONELL WEBB	19-HC-668	1827 N SHERIDAN AVE	FIRST APPEARANCE
SD	NO	LESTER THEINERT JR	19-HC-507	2400 N SHERIDAN RD	REVIEW
SD	NO	MAE MITCHELL	19-HC-652	3212 N STERLING AVE	REVIEW
SD	NO	WILLIAM WESSOR	19-HC-577	2306 N UNIVERSITY ST	REVIEW