



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager 

DATE: April 9, 2021

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.

THE CITY HALL PARKING LOT WILL BE CLOSED FROM WEDNESDAY, APRIL 14 THROUGH FRIDAY, APRIL 16 TO REPAIR THE TRENCH DRAIN. REVERSE DIAGONAL PARKING AND HANDICAPPED SPACES ARE AVAILABLE ALONG FULTON STREET.

City of Peoria, Peoria County and the Peoria City/County Health Department Continue Weekly COVID-19 Press Briefings on Thursdays at 3:30 pm



Public Health
Prevent. Promote. Protect.
Peoria City/County
Health Department
www.pcchd.org

**WEEKLY TRI-COUNTY
COVID-19 LIVE BRIEFINGS
Thursdays at 3:30 p.m.***

Livestream can be viewed on the Peoria City/County Health Department's Facebook Page:
www.Facebook.com/PeoriaHealthDepartment

**Unless otherwise noted*

www.pcchd.org/289

Community Development- National Community Development Week



April 5- April 9th is National Community Development Week. Every year, the city of Peoria receives federal funding to strengthen our community. This week we are highlighting some of the amazing projects, services, and businesses that the Community Development Department has supported through federal Community Development Block Grant (CDBG) and HOME funds.



Featured groups include Habitat for Humanity of Greater Peoria, Peoria Opportunities Foundation (POF), Dream Center Peoria, Hult Center for Healthy Living, and several small businesses who received assistance through our CDBG-CV funding to support small businesses through the COVID-19 pandemic.

For more information on National Community Development Week, please contact Grants Manager Kathryn Murphy at kmurphy@peoriagov.org or Neighborhood Enhancement Coordinator Kaylee Drea at kdrea@peoriagov.org.



Economic Development—Enterprise Zone

Incentive Benefits:

- Building Material Tax Exemption (for certain purchases)
- 5-Year Property Tax Abatement for increase in property tax due to improvements to property (100% in year 1 and 2 and 50% in years 3, 4, and 5)



The RERZ has additional benefits including:

- Free to apply for Building Material Tax Exemption Certificate
- Historic Tax Credits (Separate Incentive Sheet)

Economic Development staff can assist you with determining if your project is eligible for inclusion in either the PUEZ or RERZ. Once the project is completed you will complete a project report. Project reports will be due May 31st of the following year. Reporting season is currently open for project begun in 2020. If you need assistance with your 2020 Enterprise Zone project report, please contact us.

You can find more business resources at GrowPeoria.com. Also please contact us at 309-494-8640 or economic.development@peoriagov.org for any questions or assistance. We look forward to rebuilding Peoria together.

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

This week, my message to Peoria citizens is to slow down and please be patient.

As Peoria Public Schools enters the final leg of this unprecedented school year, we continue to move incrementally toward more normal operations. Our students whose families have chosen in-person learning are attending school five days a week.



This means that our outstanding Transportation Department is busy! Peoria Public Schools buses transport about 3,500 students each day. Our drivers and bus monitors are doing more than just transporting students from point A to point B. As each student boards the school bus in the morning, drivers and monitors must perform temperature and COVID-19 symptom screening.

If you come upon a school bus during your morning drive time, please be patient while students are loading and getting settled. According to Illinois law, if the bus stop-arm is out and the bus lights are flashing, all motorists must stop unless they are on a road with four or more

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lanes (such as University) and going in the opposite direction. On a two-lane road, all drivers must stop while the stop arm is out and lights are flashing.

If you are the parent of a high school student who drives themselves to school in the morning, please remind them of the Illinois Rules of the Road concerning school buses.

We have all needed to learn to slow down during the past year. It's an important lesson to keep our children safer.

With Gratitude,



Community Development Weekly Report

- Please see attached

Environmental (CV) Docket

- Please see attached

Housing Docket

- Please see attached

Date: 4/7/2021

This summary document is produced on a weekly basis. It is used as an agenda for the City Development Review Board and as a transparency tool to allow the public to be aware of development in Peoria.

1. Summary Information

- **One Stop Shop** is held every Monday at 1:30 PM in City Hall. This is a free service for anyone who wants to discuss development with staff from various City departments, local utility companies, the Health Department, and CityLink.
- **Development Center Permits** can typically be issued immediately and/or do not require an extensive review period. These permits include most trade (electrical, plumbing, HVAC, etc.) permits, repair permits, new single-family residential construction, alteration/additions, and demolitions.
- Each permit application includes a self-reported value of the project. The **Total Value of Development (YTD)** is the sum of these reported values.

| | This Week | YTD |
|-----------------------------------|-----------|---------------|
| One Stop Shop Customers | 0 | 14 |
| Development Center Permits Issued | 10 | 346 |
| Total Value of Development (YTD) | \$443,903 | \$ 13,162,018 |

2. Development Review Board Projects

- The **Development Review Board** is a group of City staff, local utility representatives, and other local government agencies that review and comment on more complex development applications and cases that are required to go to a public hearing.
- A **Job** is a development application that requires multiple departments to review for compliance but does not require a public hearing or City Council review.
- A **Project** is a development application that requires multiple departments to review for compliance and requires a public hearing before a City Commission and in some cases, a final decision by the City Council.
- The **Staff Assigned** to each Job or Project is the primary contact person for any inquires.

| Job/Project # | Address | Type | Description | Council District | Planner Assigned |
|-----------------|---------------------------------------|-----------------------|------------------------------|------------------|------------------|
| COM-002429-2021 | 330 SW Washington St 18-09-405-001 | Commercial Alteration | Int Alt – Family Core | 1 | JN |
| COM-002451-2021 | 5036 N Big Hollow Rd 14-19-177-009 | New Commercial | New Construction - Starbucks | 4 | LA |

Additional Activity

- These projects are not subject to review by the Development Review Board.

| Job/Project # | Address | Type | Description | Council District | Planner Assigned |
|------------------|-------------------------------------|----------------|--------------------------|------------------|------------------|
| SIGN-002431-2021 | 405 W Northmoor Rd 14-16-155-014 | Permanent Sign | Freestanding Sign - BCDI | 4 | LA |

| | | | | | |
|------------------|----------------------------------|----------------|--------------|---|----|
| SIGN-002428-2021 | 601 SW Adams St 18-09-328-019 | Permanent Sign | Wall Sign | 1 | JN |
| SIGN-002430-2021 | 601 SW Adams St 18-09-328-019 | Permanent Sign | Rooftop Sign | 1 | JN |

3. Certificates of Occupancy Issued

- **Certificates of Occupancy** are issued after the work authorized by a permit has been inspected and substantially meets all applicable codes and regulations.

| Address | Type | Business Name | Council District |
|---------------------|------|---------------|------------------|
| 4513 N Sterling Ave | CO | Mission BBQ | 4 |

4. Peoria City/County Health Department License Information

- The **Peoria City/County Health Department** licenses multiple types of food establishments. The information in this table is provided for informational purposes only.

| Address | Business Name | Description | Council District |
|-----------------|------------------------|----------------|------------------|
| 1311 S Faraday | Christ Lutheran School | Plans Received | 1 |
| 3127 N Prospect | The Fry Spot | Plans Received | 3 |
| 225 NE Adams | Mark Twain Hotel | Plans Approved | 1 |

- The following table provides contact information for the **Community Development Staff** who are typically assigned to manage development applications.

| Community Development Department Staff Contact Information | | | |
|--|----------|---|----------|
| Leah Allison (LA) Senior Urban Planner | 494-8667 | Kerilyn Weick (KW) Senior Urban Planner | 494-8606 |
| Josh Naven (JN) Senior Urban Planner | 494-8657 | Wes Stickelmaier (WS) Building Inspections Coordinator | 494-8608 |
| Craig Reid (CR) Building Inspector | 494-8925 | Matt Ziller (MZ) Building Inspector | 494-8628 |
| Rich Storm (RS) Plumbing Inspector | 494-8632 | | |

| Docket No. | Inspector | Defendant(s) | Property Location |
|-------------------|------------------|----------------------------------|----------------------------------|
| 21-CV-13479 | AM | MACARTHUR PLAZA INVESTMENTS LLC | 200 N MACARTHUR HWY |
| 21-CV-13480 | AM | SHELLS GAS STATION | 200 N MACARTHUR HWY |
| 21-CV-13458 | DF | BARBARA LANDIS | 1306 NE PERRY AVE |
| 21-CV-13468 | DF | REALTY INCOME PROPERTIES 17 LLC | 814 NE JEFFERSON ST |
| 21-CV-13477 | DF | C5 PROPERTIES LLC | 1212 NE ADAMS ST |
| 20-CV-13213 | DS | DORENE NELSON and MARQUES COOLEY | 1923 N LINN ST |
| 21-CV-13461 | DS | RHEA & JIYA INVESTMENTS LLC | 815 E RAVINE AVE |
| 21-CV-13462 | DS | RANDOLPH G ROBINSON ESTATE | 1828 N MISSOURI AVE |
| 21-CV-13469 | DS | AWF HOLDINGS LLC | 1309 E HILLCREST PL |
| 21-CV-13470 | DS | GORJIAN KNOXVILLE REALTY LLC | 2004 N KNOXVILLE AVE |
| 21-CV-13471 | DS | 4303 LYNNHURST LLC | 707 E NEBRASKA AVE |
| 21-CV-13474 | DS | RHEA & JIYA INVESTMENTS LLC | 815 E RAVINE AVE |
| 20-CV-13265 | JS | ALFRED VENHUIZEN | 3107 W WILLOW KNOLLS RD UNIT 14A |
| 20-CV-13300 | MZ | WARREN DANZ | 4210 N GALENA RD |
| 20-CV-12919 | NR | FRANK GENUSA | 617 W. MAIN ST #2 |
| 20-CV-12920 | NR | FRANK GENUSA | 617 W. MAIN ST. #2 |
| 21-CV-13459 | SD | UNION PLANTERS BANK, NA | 3417 W RICHWOODS BLVD |
| 21-CV-13460 | SD | JOHN TEJADA | 3409 W RICHWOODS BLVD |
| 21-CV-13464 | SD | GLOBAL ONE PROPERTES INC | 1930 W FORREST HILL AVE |
| 21-CV-13465 | SD | DAVID STORTZ | 2626 N STERLING AVE |
| 21-CV-13466 | SD | DAVID STORTZ | 2626 N STERLING AVE |
| 21-CV-13467 | SD | DAVID STORTZ | 2626 N STERLING AVE |
| 21-CV-13473 | SD | CATHARSIS HOLDINGS LLC | 1015 E WILLCOX AVE |
| 21-CV-13476 | SD | STACY GRAVES | 2146 W HARPER TERR |
| 21-CV-13478 | SD | AARON LOCHBAUM and ERIK LOCHBAUM | 506 W GIFT AVE |
| 21-CV-13481 | SD | RHEA & JIYA INVESTMENTS LLC | 1020 W WILLCOX AVE |

| | | | |
|-------------|----|-------------------------------|----------------------|
| 21-CV-13482 | SD | RHEA & JIYA INVESTMENTS LLC | 1020 W WILLCOX AVE |
| 21-CV-13483 | SD | DAVID GRAHAM and LINDA GRAHAM | 1000 E MELBOURNE AVE |
| 21-CV-13484 | SD | RENNER PROPERTIES LLC | 2107 W HUDSON ST |
| 21-CV-13485 | SD | RENNER PROPERTIES LLC | 2107 W HUDSON ST |

| INSP | O.O | PROPERTY OWNER | CASE # | ENERGOV # | PROPERTY ADDRESS | APPEARANCE |
|------|-----|---------------------------------|-----------|-------------|-------------------------------|---------------------------------------|
| AM | OO | ROBERT MUHAMMAD | 21-HC-103 | 013174-2021 | 907 S BLAINE ST | REVIEW |
| AM | NO | LESTER THEINERT JR | 21-HC-028 | 012254-2020 | 1451 W GARDEN ST | REVIEW |
| AM | NO | LESTER THEINERT JR | 20-HC-406 | 012445-2020 | 1065 S HICKORY ST | REVIEW |
| AM | NO | RONALD LUDWIG SR | 21-HC-182 | 013832-2021 | 1508 S LYDIA AVE | FIRST APPEARANCE |
| AM | C | BOTT PROPERTIES INC | 21-HC-178 | 013808-2021 | 911-917 W THIRD AVE | FIRST APPEARANCE |
| AM | OO | FRANCISCO VARGAS | 20-HC-470 | 011996-2020 | 810 S WARREN ST | REVIEW |
| DF | OO | DAWN BOWERSOCK | 21-HC-154 | 013572-2021 | 311 EVANS ST | FIRST APPEARANCE |
| DF | C | ROBERT & TERESA LACH | 19-HC-610 | 012434-2020 | 608 HOMESTEAD AVE | REVIEW |
| DF | NO | ROBERT LACH | 20-HC-007 | 012437-2020 | 606 HOMESTEAD AVE | REVIEW |
| DF | NO | JEFFREY & MELINDA PIERCE | 19-HC-297 | 011667-2020 | 1115 NE JEFFERSON AVE, APT 10 | REVIEW |
| DF | NO | JEFFREY & MELINDA PIERCE | 19-HC-299 | 011669-2020 | 1115 NE JEFFERSON AVE, APT 5 | REVIEW |
| DF | NO | JEFFREY & MELINDA PIERCE | 19-HC-296 | 011668-2020 | 1115 NE JEFFERSON AVE, APT 6 | REVIEW |
| DF | C | DREAMS GIRLS MENTOR PROGRAM INC | 20-HC-036 | 012272-2020 | 2909 NE MADISON AVE | REVIEW |
| DF | C | KOINONIA PEORIA LLC | 21-HC-153 | 013569-2021 | 1621 NE MADISON AVE | FIRST APPEARANCE |
| DF | OO | JAVIER MIRANDA | 21-HC-160 | 013649-2021 | 912 NE MADISON AVE | FIRST APPEARANCE |
| DF | NO | JOSE A MONTOYA | 21-HC-171 | 013761-2021 | 2320 NE MONROE ST | FIRST APPEARANCE |
| DF | NO | JOHN BASKIN | 19-HC-035 | 011595-2020 | 807 NE PERRY AVE | REVIEW |
| DF | C | NOEL 2020 PROPERTIES LLC | 21-HC-173 | 013763-2021 | 633 SPITZNAGLE AVE | FIRST APPEARANCE |
| DF | NO | JERRY MAJORS | 21-HC-177 | 013793-2021 | 645 SPITZNAGLE AVE | FIRST APPEARANCE |
| DF | NO | WARREN DANZ | 20-HC-390 | 012321-2020 | 404 WAYNE ST | REVIEW |
| DS | OO | CLIFFORD R ROESCHLEY | 21-HC-156 | 013581-2021 | 122 W ARCADIA AVE | FIRST APPEARANCE |
| DS | NO | CONSOLIDATED PROPERTIES LLC | 21-HC-066 | 012710-2021 | 414 E ARCADIA AVE | REVIEW |
| DS | NO | JOHN ENKLE | 19-HC-631 | 011679-2020 | 1809 N BIGELOW ST | REVIEW |
| DS | NO | OLIVER BECKER & NANETTE BECKER | 21-HC-053 | 012590-2021 | 320 E FRYE AVE | REHEARING ; DEFAULT \$1,000.00 |
| DS | NO | JARED FULSCHER | 21-HC-151 | 013560-2021 | 312 E FRYE AVE | FIRST APPEARANCE |
| DS | OO | DEBRA K MARTIN | 21-HC-155 | 013576-2021 | 314 E FRYE AVE | FIRST APPEARANCE |
| DS | C | DJ PARTNERSHIP LLC | 20-HC-301 | 015587-2020 | 111 E ILLINOIS AVE | REVIEW |
| DS | NO | ROSA GARCIA | 21-HC-179 | 013817-2021 | 924 E NEBRASKA AVE | FIRST APPEARANCE |
| DS | OO | JODY TURNER | 21-HC-180 | 013818-2021 | 1004 E NEBRASKA AVE | FIRST APPEARANCE |
| DS | NO | TRI DO | 21-HC-181 | 013820-2021 | 1809 N NEW YORK AVE | FIRST APPEARANCE |
| DS | NO | RONALD P JOHNSON | 21-HC-161 | 013665-2021 | 1915 NORTH ST | FIRST APPEARANCE |
| DS | OO | ROGER CREW | 21-HC-167 | 013708-2021 | 509 E PENNSYLVANIA AVE | FIRST APPEARANCE |
| DS | NO | KALE YOUNG JR | 21-HC-170 | 013760-2021 | 1615 N PEORIA AVE | FIRST APPEARANCE |
| LE | NO | BRIAN GAVLINSKI | 20-HC-431 | 012351-2020 | 2423 W CAMILLE ST | REVIEW |
| LE | NO | ERNESTINE WORLEY | 21-HC-162 | 013675-2021 | 3704 W CARMEL AVE | FIRST APPEARANCE |

| | | | | | | |
|----|----|---|-----------|-------------|-------------------------|------------------------------------|
| LE | OO | PATRICK GUMM | 21-HC-183 | 013837-2021 | 4114 W CREIGHTON DR | FIRST APPEARANCE |
| LE | NO | DAVID S JOSEPH TRUSTEE | 21-HC-079 | 012773-2021 | 2709 W FARRELLY AVE | REVIEW |
| LE | OO | KURSHON MURRAY | 21-HC-063 | 012691-2021 | 5602 N GRACELAND ST | REVIEW |
| LE | NO | TYLER GATLEY | 20-HC-303 | 011593-2020 | 918 E MAYWOOD AVE | REVIEW |
| LE | NO | WALTER STRODE | 21-HC-150 | 013536-2021 | 613 W MCCLURE AVE | FIRST APPEARANCE |
| | | | | | | |
| MZ | C | NEW BETHEL MISSIONARY | 19-HC-500 | 012300-2020 | 1311 E FORREST HILL AVE | REVIEW |
| MZ | C | AMAZING PLAZA LLC | 21-HC-138 | 013407-2021 | 2323 W PIONEER PKWY | FIRST APPEARANCE |
| MZ | C | PRECONNECTION INC | 21-HC-109 | 013239-2021 | 3125 N PROSPECT RD | FIRST APPEARANCE |
| | | | | | | |
| NR | C | FLYING H HOLDINGS LLC | 20-HC-440 | 012361-2020 | 1301 W COLUMBIA TERR | FIRST APPEARANCE |
| NR | C | ZEYA LLC | 20-HC-480 | 011812-2020 | 1121 W COLUMBIA TERR | REVIEW |
| NR | NO | CAL MASEAR | 20-HC-067 | 011596-2020 | 905 N DOUGLAS ST | REVIEW; DEFAULT PENDING \$500.00 |
| NR | NO | EULOGIA FIGUEROA-VALDOVINOS | 20-HC-488 | 011711-2020 | 1716 S FARADAY AVE | REVIEW |
| NR | NO | SCOTT MORGAN | 19-HC-667 | 011578-2020 | 1224 N FLORA AVE | REVIEW; DEFAULT PENDING \$1,000.00 |
| NR | OO | CHRISTINE DELAGRANGE and ANDRE DELAGRANGE | 21-HC-158 | 013644-2021 | 1204 N FLORA AVE | FIRST APPEARANCE |
| NR | C | OAKMARK CAPITAL & ACQUISITIONS LLC | 19-HC-455 | ONE SOL | 1715 W FREDONIA AVE | REVIEW |
| NR | NO | FRED ELIAS | 21-HC-157 | 013587-2021 | 1011 N GLENWOOD AVE | FIRST APPEARANCE |
| NR | NO | MILTON SMITH | 21-HC-176 | 013787-2021 | 1100 N GLENWOOD AVE | FIRST APPEARANCE |
| NR | NO | JASON PAYNE and PENNY PAYNE | 21-HC-175 | 013780-2021 | 1633 W MAIN ST | FIRST APPEARANCE |
| NR | O | CRAIG & KELSEY HOWARD | 20-HC-257 | 011670-2020 | 1213 W MOSS AVE | REVIEW |
| | | | | | | |
| SD | NO | ADEL MINA | 19-HC-633 | 012284-2020 | 1804 N BIGELOW ST | REVIEW |
| SD | OO | SERGIO GARCIA | 21-HC-164 | 013678-2021 | 3416 W BROOKSIDE AVE | FIRST APPEARANCE |
| SD | NO | PAULA HOWE | 21-HC-089 | 012976-2021 | 3520 N FINNELL AVE | REVIEW |
| SD | OO | DESIRAE GRAHAM | 21-HC-159 | 013646-2021 | 3218 N GALE AVE | FIRST APPEARANCE |
| SD | C | RENNER PROPERTIES LLC | 21-HC-172 | 013762-2021 | 1013 W GIFT AVE | FIRST APPEARANCE |
| SD | NO | JEFF COHEN and KAREN SCHIESEL | 21-HC-174 | 013770-2021 | 1126 W HANSSLER PL | FIRST APPEARANCE |
| SD | C | RENNER PROPERTIES LLC | 21-HC-152 | 013562-2021 | 2107 W HUDSON ST | FIRST APPEARANCE |
| SD | C | SREG KINGSTON LLC | 20-HC-026 | 011677-2020 | 3415 N KINGSTON DR | FIRST APPEARANCE |
| SD | C | RHEA & JIYA INVESTMENTS LLC | 21-HC-184 | 013838-2021 | 3335 N LEROY AVE | FIRST APPEARANCE |
| SD | NO | LATOIYA HARDIMAN | 19-HC-728 | 012334-2020 | 710 W MACQUEEN AVE | REVIEW; PENDING DEFAULT \$2,500.00 |
| SD | C | A&A PROPERTY GROUP LLCALLISON SHARP | 21-HC-013 | 012106-2020 | 1003 W MACQUEEN AVE | REVIEW |
| SD | NO | JOSEPH FONTANA & BRIAN MONGE | 20-HC-507 | 011877-2020 | 812 W MAYWOOD AVE | FIRST APPEARANCE |
| SD | NO | WILLIAM MERITT | 21-HC-165 | 013689-2021 | 615 W MCCLURE AVE | FIRST APPEARANCE |
| SD | OO | TANIKA MAYES | 21-HC-168 | 013716-2021 | 2703 N MISSION RD | FIRST APPEARANCE |
| SD | NO | HARRY AND YVONNE WILLIAMS | 21-HC-071 | 012735-2021 | 2709 W RICHWOODS BLVD | REVIEW |
| SD | C | STORTZ PROPERTIES | 21-HC-163 | 013676-2021 | 2626 N STERLING AVE | FIRST APPEARANCE |
| SD | NO | MARIBEL CUAHUZO | 19-HC-543 | 011678-2020 | 2718 N UNIVERSITY ST | REVIEW |
| SD | C | HOLLOWAY HOLDINGS | 21-HC-166 | 013700-2021 | 803 W WILLCOX AVE | FIRST APPEARANCE |