



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager 

DATE: June 10, 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.

Community Development- Draft Community Revitalization Plan Available for Comment

In 2019, the city of Peoria Community Development Department partnered with the Illinois Housing Development Authority (IHDA) to complete a Housing Needs Assessment and Community Revitalization Plan for the Near Northside, East Bluff, and Near Southside. The planning process included a Community Needs Assessment survey and neighborhood meetings. Most recently, questions and feedback were received via three virtual neighborhood meetings held April 5, 7, and 8th, 2021.



The project team is happy to make available, the updated plan. This version includes response to questions received in April. Access the plan from the Community Development Department webpage <http://www.peoriagov.org/community-development/planning-and-zoning-division/planning-initiatives/#> under COMMUNITY REVITALIZATION PLANNING or go directly to this link: [Community Revitalization Draft Plan](#)

NEXT STEPS: The plan will be brought to the Planning and Zoning Commission at the 1 PM meeting on July 1, 2021, in Room 400 of City Hall. The meeting is open to the public. If you have comments for the Commission, email comments to kweick@peoriagov.org or mail comments to the Community Development Department, Attn: Kerilyn Weick, at 419 Fulton Street, Room 203, Peoria, IL 61602. Comments must be received by Noon on Wednesday, June 30, 2021. The draft plan would then be brought to the City Council for adoption as an amendment to the city-wide Comprehensive Land Use Plan.

For more information, please contact Senior Urban Planner Kerilyn Weick at kweick@peoriagov.org or 309-494-4606.

Peoria Fire Department Badge Pinning

The city of Peoria held a Badge Pinning Ceremony on Monday, June 7 to acknowledge the promotion of members within the department. The ceremony was held at Central Fire Station, 505 N.E. Monroe Street.

The following Fire Fighters were recognized during today's ceremony: James Bachman, Fire Chief; Shawn Sollberger, Assistant Fire Chief; Rick Morgan, Division Chief of Operations; Nate Rice, Division Chief of Prevention and Investigations; Stephanie Baxter, Battalion Chief; and Scott Strum, Battalion Chief.

Mike Morgan, Division Chief of Training, was also acknowledged this morning as he was overseeing 16 new recruits to the department at the Peoria Fire Training Academy.

Acknowledging today's promotions, Fire Chief Jim Bachman stated, "The Peoria Fire Department is very fortunate to have these individuals who've dedicated themselves to serving their community and who've gone above and beyond at every turn."

Fire Fighters first receive their badges upon graduation from the Fire Academy. Subsequent Badge Pinning Ceremonies recognize promotions within the department. Recipients also receive collar brass, a hat badge and Class "A" hat band.



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

The committee working to renovate the Peoria Stadium complex received exciting news recently. Their proposal to build a walking/running/bicycling path from the north park to the softball fields of the Stadium complex is one of three finalists in the annual Build Peoria grant competition. The project is part of a larger vision for creating a one-mile path encircling the stadium property. The grant could provide up to \$50K and volunteers to make the path a reality.

We need your vote to make this happen! To vote, go to www.buildpeoria.org. The voting period ends on Saturday, June 19.

A path looping around the stadium complex will expand use of the property and, with its proximity to the well-used Rock Island Trail, allow many more residents to access the Stadium complex.

Urban recreational facilities are a win-win proposition, contributing to neighborhood safety, stability and sustainability, and to the physical, recreational and mental health of residents.

Small but important steps are being made to meet this challenge. In April, despite steady, chilly rain, over 100 runners and walkers participated in the First Annual Save our Stadium event, raising over \$4,000. According to Dan Adler, event coordinator, PPS parent and former Board of Education president, the Save Our Stadium race was designed to demonstrate the diversity of activities the Stadium complex can support and raise awareness of the broader improvement efforts.

So many lifelong Peorians have memories of Peoria Stadium from high school football games, Sunday softball leagues and track meets. You can help future Peorians build new memories just by submitting your vote at www.buildpeoria.org before June 19.

With Gratitude,



Dr. Sharon Desmoulin-Kherat
Superintendent

Community Development Weekly Report

- Please see attached

Zoning Board of Appeals Agenda

- Please see attached

Date: 6/2/2021

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	1	20
Development Center Permits Issued	28	561
Total Value of Development (YTD)	\$ 2,429,320	\$ 28,397,159

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-002795-2021	2607 W Altorfer Dr 1406300020	Commercial Alteration	New Construction – Chiropractic Office/Rental Suite	5	LA
RES-002801-2021	3321 Boulder Point Ct	Residential Alteration	Solar Panels – Legacy Solar	5	LA
COM-002812-2021	5515 War Memorial Dr	Commercial Alteration	Int Alt - HGS	5	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-002805-2021	5835 N Galena Rd	Sign	Freestanding Sign	2	GW

RES-002801-2021	20800 Hunters Trail Ct	New Single-Family Dwelling	New Single-Family Dwelling – Dean Custom Builders	5	LA
PZ-000316-2021	NA	Text Amendment	Modifying Permitted and Special Uses	NA	GW
PZ-000317-2021	NA	Text Amendment	Adding Fulfillment Centers	NA	KW & GW

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
1001 W Main St	Final CO	Springfield Clinic	1
542 SW Adams	Final CO	City of Peoria – Emergency Communications Center	1
3205 Pewter Ct	Final CO	Armstrong Builders	5

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
617 Main St	Wing Work	Reviewing Plans	1
2328 Willow Knolls Rd	Mediterranean Mart	Approved Plans	5
400 NE Perry Ave	Scottish Rite	Approved Plans	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	Glen Wetterow (GW) Urban Planner	494-8649



**ZONING BOARD OF APPEALS
THURSDAY, JUNE 17, 2021
CITY HALL ROOM 400 – 1:00 P.M.**

SPECIAL MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF APRIL 8, 2021 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. Public Hearing on the request of Ramon Ruan to obtain a major variance from the City of Peoria Unified Development Code Section 5.4.7 Fences and Walls, to construct a six-foot tall chain link fence, in a Class R-4 (Single Family Residential) District for the property located at 1323 NE Jefferson Avenue (Parcel Identification No. 18-03-331-010) Peoria, IL (Council District 1)
ZBA 294-2021

CASE NO. Public Hearing on the request of Rodwan Adra to obtain a minor variance from the City of Peoria Unified Development Code Section 5.4.6 Fences and Walls, to increase the height of a fence gate from three feet to six feet, in a Class R-1 (Single Family Residential) District for the property located at 3419 N Knoxville Avenue (Parcel Identification No. 14-28-377-054), Peoria IL (Council District 2)
ZBA 315-2021

CASE NO. Public hearing on the request of the City of Peoria to obtain a major variance from the Unified Development Code Section 4.3.4 CN and CG Building Envelope Standards to reduce setbacks, driveway separation, length of blank walls, and eliminate a transitional buffer yard and exterior lighting requirements, in a Class CG (General Commercial) District for the properties located at 507 S Western Avenue, 1909 W Howett Street and 1913 W Howett Street (Parcel Identification Nos. 18-07-482-042, 18-07-482-032, and 18-07-482-033), Peoria IL (Council District 1)
ZBA 318-2021

CASE NO. Public Hearing on the request of Stephen Couri on behalf of M & M Properties of Peoria, LLC to obtain a minor variance from the Unified Development Code Section 4.3.6 C1 and C2 District Building Envelope Standards, to reduce the front yard setback from 20 feet to 10 feet, in a Class C2 (Large Scale Commercial) District for the property located at 8000 N Harker Road (Parcel Identification No. 14-06-476-013), Peoria IL (Council District 5)
ZBA 333-2021

CASE NO. Public Hearing on the request of Jeffrey Noren and Christopher Loubsky to obtain a minor variance from the City of Peoria Unified Development Code Section 5.4.6 Fences and Walls, to increase the height of a fence gate from three feet to four feet, in a Class R-3 (Single Family Residential) District for the property located at 2406 East Tanglewood Lane (Parcel Identification No. 14-26-129-001), Peoria IL (Council District 3)
ZBA 340-2021

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

Please note:

The Illinois Phase 4 Re-Opening Plan limits meetings to 50 persons. Governor JB Pritzker's Executive Order 2020-07, as amended and extended, requires that public bodies take steps to provide video, audio, and/or telephonic access to meetings. The CDC recommends social distancing of at least six feet between persons. City Hall is currently open to the public Monday through Friday from 8:00 a.m. to 5:00 p.m. To comply with these recommendations and requirements, the City is implementing the following changes and restrictions for the Zoning Board of Appeals Special Meeting on June 17, 2021 while complying with the spirit of the Open Meetings Act:

Anyone wishing to make a public comment can do so by sending those comments in writing to, Leah Allison, at lallison@peoriagov.org or via fax at 309-494-8674 no later than 5 pm on June 16, 2021. The email or fax should be labeled "Public Comment for June 17, 2021 Zoning Board of Appeals Special Meeting," and we ask that you include your name and address. All submissions received prior to the deadline by the public will be read into the record with up to five (5) minutes of each comment read aloud. The written comments, in their entirety, will be entered into the official minutes of the meeting as an attachment.

There is a room capacity restriction of 25 citizens inside City Council Chambers at one time due to seating and social distancing requirements. Media will be allowed to physically attend the meeting; however, due to capacity restrictions only one person from a media outlet will be allowed inside City Council Chambers.

Temperature screenings are required for access and face coverings are required to be worn at all times inside City Hall.

The agenda, minutes and video podcast will be available online at <http://www.peoriagov.org/boards-commissions/>