



OFFICE OF THE CITY MANAGER



TO: Honorable Mayor and Members of the City Council

FROM: Patrick Urich, City Manager 

DATE: June 24, 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.

Advisory Committee on Police-Community Relations to Host Virtual Townhall

June 24 Event Will Feature Staff from the Peoria Police Department

June 16, 2021 (Peoria, IL) Residents interested in learning more about the Advisory Committee on Police-Community Relations should plan to attend their June Virtual Townhall, scheduled from 6:00pm-7:00 pm on June 24. This month's featured guests will include Captain Scott Cook, Peoria Police Department Patrol Division and Resident Officer James Hodges. Officer Hodges has been a Resident Officer in the first district since 2019. The five Resident Officers in Peoria live in City-owned homes with the direction to work primarily within their neighborhoods.

The purpose of this meeting is to provide an opportunity for residents to provide ideas and feedback to the committee. The meeting will be in ZOOM format, but there will also be a phone number available for those who do not have internet access. For those who only want to watch the meeting, it will be posted later on the City of Peoria YouTube channel (cityofpeoriatv).

This Committee advises the Chief of Police, the Mayor, and the City Council on matters to improve police-community relations. As a committee that provides independent means of communication and assistance between the citizens of Peoria and the Peoria Police Department, engaging with residents is one of the top priorities for this volunteer-run group.

Please note space is limited. If you'd like to attend the June 24th townhall, please email Christina Kirby at ckirby@peoriagov.org by noon on June 24. You will be provided with further instruction after receipt of that email. You can also call 309.494.8335.

Issues Update
June 24, 2021

If you are unable to attend but would like a public comment to be read into the record, please email Ms. Kirby at the above email address by noon on June 24. Public comments will be read into the record at the end of the meeting. Please note that comments will be limited to five minutes. The meeting will conclude at 7:00 p.m. Any comments not read at this meeting will be read at the following meeting in July.

Additional information on the Advisory Committee on Police-Community Relations can be found on the City's website <http://www.peoriagov.org/boards-commissions/>

Community Development-City of Peoria Selected to Tackle Vacant and Abandoned Properties at Leadership Institute

The city of Peoria is one of twelve cities across four states that have been selected to send a delegation to the 2022 Vacant Property Leadership Institute (VPLI), a training program focused on equipping leaders with the skills to address vacant, abandoned, and deteriorated properties for the benefit of their communities. Made possible through the generous support of the Wells Fargo Foundation, VPLI is a joint initiative of the Center for Community Progress (Community Progress) and National League of Cities (NLC).

Delegations from each of the following cities will participate: College Park, GA; Perry, GA; South Fulton, GA; Chicago, IL; Decatur, IL; Kankakee, IL; Peoria, IL; Rockford, IL; Louisville, KY; Winchester, KY; Milwaukee, WI; Racine, WI. Cities were selected through a competitive, two-round application process. The city of Peoria delegation will work together to coordinate with other Illinois cities to learn and share lessons about land banking and strategic code enforcement to manage vacant and abandoned property issues.

The city of Peoria was selected for VPLI because it demonstrates strong leadership, is committed to developing new solutions, and represents a unique opportunity to shift the systems responsible for vacant, abandoned, and other problem properties.

VPLI sessions will address how to operationalize equitable development practices to remedy vacancy, abandonment, and deterioration and return buildings and land to productive use. Some of the strategies to be explored include data and market analysis, delinquent tax enforcement reform, strategic code enforcement, land banking, and more.

Community Development-Seasonal Code Enforcement Aides Onboarded and Ready to Go

All 6 of the new temporary Code Enforcement Aides have been onboarded and are ready to serve our City.

Our temporary Code Enforcement Aides include Alejandro Aguilar, Antwon West, Brian Erwin, Destiny Hayes, Marcel Jimoh, and Rob Foster. They will be with us through the summer and into the fall as we work to fight blight and keep our neighborhoods safe.

Economic Development—Business Rebound Spotlight



3D With A Twist finds support for Reopening

- City of Peoria along with Justine Petersen combine to provide financing needed to assist 3D With a Twist business reopen

3D With A Twist – located at Northwoods Mall

Business Rebound Spotlight

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

Even though summer feels like it has just begun, the new school year will be here before we know it! It is vital for our new students and families to the district to be ready to go for this exciting upcoming school year.

Do you have an incoming kindergarten student? Are they registered yet for the upcoming school year?

If not, please come to the district administration office Monday through Friday this summer to fill out your registration information. The administration office is located at 3202 N. Wisconsin Avenue. You can also register at www.psd150.org/enrollment.

Your incoming kindergartner may be eligible for a Kickoff to Kindergarten program that will start a couple weeks before the school year.

Please call 309-672-6512 during business hours if you have any questions about registering your kindergartner for the 2021-2022 school year!

**Have you registered your PPS
kindergarten student yet?
Don't wait – enroll today!**



Visit the PPS District Office
this summer to fill out your
kindergartner's enrollment
packet OR visit
www.psd150.org/enrollment

**Call 309-672-6512 for
more information!**



Where remarkable happens every day

With Gratitude,

A handwritten signature in blue ink that reads "Sharon Desmoulin-Kherat".

Dr. Sharon Desmoulin-Kherat
Superintendent

Issues Update
June 24, 2021

Community Development Weekly Report

- Please see attached

Planning and Zoning Agenda

- Please see attached

Zoning Board of Appeals Agenda

- Please see attached

Date: 6/23/2021

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	2	22
Development Center Permits Issued	31	628
Total Value of Development (YTD)	\$ 287,523	\$ 30,686,970

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-002856-2021	5409 N Knoxville Ave 1421103014	Commercial Alteration	Accessory Structure– Shed	3	KW
COM-002871-2021	4125 N Sheridan Ave 1429227012	Commercial Alteration	Accessory Structure – Hyvee Aisles Online Kiosk	3	KW
COM-002872-2021	800 SW Adams St 1809330012	Commercial Alteration	Int Alt – New Office for Architectural Design Group	1	GW
PZ-000379-2021	1514 W Columbia Ter	Special Use	Short-term Rental	2	KW
SUBD 368-2021	3025 N Twelve Oaks Dr 1432204001	Subdivision	Twelve Oaks Subdivision	2	KW

Additional Activity

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

Job/Project #	Address	Type	Description	Council District	Planner Assigned
SIGN-002858-2021	5115 W Holiday Dr 1311327008	Sign	Freestanding and Wall Signs	5	GW
SIGN-002864-2021	901 W Lake Ave 1420476029	Sign	Wall and Canopy Signs	3	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
5019 West Holiday Drive	Final CO	Pancheros	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
230 SW Adams – Suite 110	Eddi Elaine Coffee Shop	Received Plans	1
456 Fulton St – Suite 128	Meet Me on Madison	Received 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



PLANNING & ZONING COMMISSION
THURSDAY, JULY 1, 2021
CITY HALL ROOM 400 – 1:00 P.M.

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF JUNE 10, 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. PZ 369-2021 Hold a Public Hearing and forward a recommendation to City Council on the request of Larry G. Reents to obtain a Special Use in a Class R-4 (Single-Family Residential) District for Transfer of Property for Four Dwelling Units, for the property located at 811 W Moss Avenue (Parcel Identification No. 18-05-483-016), Peoria IL (Council District 2)
THIS CASE HAS BEEN WITHDRAWN

CASE NO. PZ 242-2021 Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the City of Peoria Housing Needs Assessment and Community Revitalization Plan, prepared in partnership with the Illinois Housing Development Authority
Deferred from the June 10, 2021 meeting

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

As of May 17, 2021, Governor JB Pritzker's issued Executive Order 2021-10 ordering Illinois into the "Bridge Phase" of the State's COVID-19 mitigation plan. Under the Bridge Phase, meetings may have no more than 60% capacity or 1,000 people, whichever is less. The CDC continues to recommend social distancing of at least six feet. City Hall is 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 Planning & Zoning Commission Meeting on July 1, 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 30, 2021. The email or fax should be labeled "Public Comment for July 1, 2021 Planning & Zoning Commission 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/>



**ZONING BOARD OF APPEALS
THURSDAY, JULY 8, 2021
CITY HALL ROOM 400 – 1:00 P.M.**

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF JUNE 17, 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 Tanner Brandt of Christianson Companies, on behalf of Kevin Christianson of PWS Holdings 19, LLC to obtain variances from the City of Peoria Unified Development Code Section 4.3.4 CG District Building Envelope Standards, to increase the maximum building setback line from 80 feet to 106 feet (Minor Variance), to reduce the required length of the building street facade from 60% of the width of the lot frontage to 57% (Minor Variance), and to increase the length of a blank wall from 20 feet to 41 feet (Major Variance), in a Class C-G (General Commercial) District, for the property located at 2145 N. Knoxville Avenue (Parcel Identification No. 14-33-332-032), Peoria, IL (Council District 2)

ZBA 366-2021

CASE NO. Public Hearing on the request of Christopher and Amy McGovern to obtain a Major Variance from the City of Peoria Unified Development Code Section 4.2.4 Building Envelope Standards to reduce the required side yard setback from 8 feet to 3.5 feet to enclose an existing deck, in a Class R-2 (Single Family Residential) District, for the property located at 2408 W Carriage Lane (Parcel Identification No. 14-18-202-008) Peoria, IL (Council District 5)

ZBA 374-2021

CASE NO. Public Hearing on the request of Adrienne and Justin Locke 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 from three feet to four feet, in a Class R-4 (Single-Family Residential) District, for the property located at 1416 W Columbia Terrace (Parcel Identification No. 18-05-327-001), Peoria, IL (Council District 2)

ZBA 375-2021

CASE NO. Public Hearing on the request of Glenda E. Williams 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 from six feet to eight feet, in a Class R-4 (Single-Family Residential) District, for the property located at 2307 N Sheridan Road (Parcel Identification No. 14-32-431-039), Peoria, IL (Council District 2)

ZBA 376-2021

CASE NO. Public Hearing on the request of Heather Coryell to obtain a Minor Variance from the City of Peoria Unified Development Code Section 5.4.2.D.4. Accessory Structure Required Setbacks, to decrease the separation to the principal structure from ten feet to six feet, in a Class R-3 (Single-Family Residential) District, for the property located at 4713 N Woodview Avenue (Parcel Identification No. 14-19-428-010), Peoria, IL (Council District 4)

ZBA 377-2021

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1,000 people, whichever is less. The CDC continues to recommend social distancing of at least six feet. City Hall is 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 meeting on July 8, 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 July 7, 2021. The email or fax should be labeled "Public Comment for July 8, 2021 Zoning Board of Appeals 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.

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